Brookview – A Menno Haven Community
2011 Scotland Avenue
Chambersburg, PA 17201
(717) 262-1000

And

Chambers Pointe – A Menno Haven Community
1425 Philadelphia Avenue
Chambersburg, PA 17201
(717) 261-4154

Continuing Care Retirement Communities of Menno-Haven, Inc.

Effective Date of Disclosure Statement: December 2025

EQUAL HOUSING OPPORTUNITY

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

The issuance of a Certificate of Authority does not constitute approval, recommendation or endorsement of the facility by the Pennsylvania Insurance Department, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set forth in this Disclosure Statement.

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Important Information for Prospective Residents

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

This Disclosure Statement contains a fair summary of the material enclosed and other terms of the documents purported to be summarized. This Disclosure statement is furnished to prospective residents and their representatives and may not be relied upon by any other person.

SUMMARY OF DISCLOSURE STATEMENT

- **FACILITIES:**

  Brookview – A Menno Haven Community currently provides Residential Living (hereinafter known as "Independent Living"), Personal Care, and Nursing Care services on its existing campus at 2011 Scotland Avenue, Chambersburg, PA 17201, Borough of Chambersburg & Greene Township, Franklin County.

  Phone: (717) 262-1000

  Chambers Pointe – A Menno Haven Community currently provides Residential Living (hereinafter known as "Independent Living"), Personal Care, and Nursing Care services on its existing campus at 1425 Philadelphia Avenue, Chambersburg, PA 17201, Borough of Chambersburg, Franklin County.

  Phone: (717) 261-4154

- **LICENSED PROVIDER:** Menno-Haven, Inc. owns and operates Brookview – A Menno-Haven Community and Chambers Pointe – A Menno Haven Community. Menno-Haven, Inc.'s principal office is located at 300 Ridgeview, Chambersburg, PA 17201. Phone: (717) 262-1000

- **ADMISSIONS CONTACTS:**
  - Marketing Office
    300 Ridgeview, Chambersburg, PA 17201
    Phone: (717)262-2373

  - Admissions Team (Skilled Care and Rehab Center)
    833-636-6648

- **DESCRIPTION OF PROPERTY:**

  A. **Brookview – A Menno Haven Community** is in a rural setting of Chambersburg, Pennsylvania. The campus consists of the following:

  B. The campus provides independent living residences that include multiplex single level cottages and single level duplex cottages with garages. The cottages are constructed of wood framing with brick exterior. The Brookview Villas section of the campus provides independent living duplex and triplex villas with garages. The villas are constructed of wood framing with stone, brick and vinyl siding exterior.

  C. The Brookview Personal Care is in a three (3) story brick building on the campus. Residents are primarily subject to a Personal Care Agreement.

- Brookview Northgate Apartments – provides independent living apartments in a three (3) story building constructed of steel framing with brick and vinyl siding exterior.

- A one story 56 bed licensed nursing facility, a 44-bed skilled nursing rehabilitation center are located on the campus. The nursing facility operates as Brookview Health Care Center. The rehabilitation center operates as the Menno Haven Rehabilitation Center.

- The Life Center opened in January 2020 and is a 35,000 sq. ft. building that features many amenities for residents to enjoy including a 250-person Event Center for live entertainment, two dining venues, The Haven Salon and Spa, a 30-person cinema, an arts studio, tech bar, and more.

B. Chambers Pointe – A Menno Haven Community is located on a suburban tract adjacent to Wilson College in Chambersburg, Franklin County, Pennsylvania. The campus provides multiplex independent living single level cottages with garages that are constructed of wood frames with brick exterior. The campus consists of the following:

- The Renaissance, a four (4) story brick apartment building that provides independent living apartments consisting of one (1) and two (2) bedroom apartments.

- A two (2) floor 50 bed licensed nursing facility and a five (5) floor licensed personal care facility are located on the same campus. The nursing facility operates as Chambers Pointe Health Care Center and the personal care facility operates as Chambers Pointe Personal Care Center.

- Chambers Pointe added two small houses dedicated to memory care, each containing 12 resident rooms. The houses are licensed as personal care.

- ElderDay, also owned by Menno-Haven, Inc., is located adjacent to the Chambers Pointe Health Care Center. ElderDay provides Adult Day Services.

5. **ADMISSION AGE:** Residents must be 60 years of age or older to reside in independent living residences offered by Menno-Haven, Inc. Exceptions may be granted upon special request and where certain physical disabilities or circumstances exist.

6. **AFFILIATIONS WITH RELIGIOUS, FRATERNAL, CHARITABLE AND NON-PROFIT ORGANIZATIONS:** The board shall give membership consideration to members in good standing of churches whose denominations are recognized as one of the 'historic peace churches' when appropriate. The remaining members may be from any Christian denomination. One member of the board shall be a resident of one of the Menno Haven Communities.

7. Neither the Mennonite Church nor any Mennonite churches or any other church of any Christian denomination, are obligated to pay any of the debts of Menno-Haven, Inc., nor are they responsible or liable for any other liabilities or financial obligations of Menno-Haven, Inc.

8. **RESIDENT POPULATION:** The resident population is as follows:

a. **Brookview – A Menno Haven Community:**

January 1, 2026	Residents
Independent Living	454
Personal Care	100
Skilled Nursing	90
Total	**644**

b. **Chambers Pointe – A Menno Haven Community:**

January 1, 2026	Residents
Independent Living	186
Personal Care	86
Skilled Nursing	48
Total	**303**

9. **SAMPLE ENTRANCE AND MONTHLY SERVICE FEES:**

Brookview Villas, Brookview Northgate Apartments, Brookview Cottages, Renaissance Apartments, and Chambers Pointe Cottages

Cottage/Villa Entrance Fee (1 or 2 persons)	$113,000 to $841,000
Cottage/Villa Monthly Service Fee	$1,452 to $2,004
Northgate Apartment Entrance Fee (1 or 2 people)	$213,000 to $337,000
Northgate Apartment Monthly Service Fee	$2,560 to $2,889
Renaissance Entrance Fee (1 or 2 people)	$92,500 to $235,950
Renaissance Monthly Service Fee	$2,249 to $3,165

10. **TAXABLE STATUS**: Menno-Haven, Inc. is a Pennsylvania, non-profit, charitable corporation exempt from payment of Federal Income Tax in accordance with Section 501(c) (3) of the Internal Revenue Code.

DISCLOSURE STATEMENT

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

1. DESCRIPTION OF FACILITY AND PROVIDER

Menno-Haven, Inc. is a Pennsylvania charitable, not-for-profit corporation that currently owns and operates the following continuing care retirement communities (CCRC):

Brookview – A Menno Haven Community currently provides Residential Living (hereinafter known as "Independent Living"), Personal Care, and Nursing Care services on its existing campus at 2011 Scotland Avenue, Chambersburg, PA 17201, Borough of Chambersburg and Greene Township, Franklin County. Phone: (717) 262-1000.

a. Chambers Pointe – A Menno Haven Community currently provides Residential Living (hereinafter known as "Independent Living"), Personal Care, and Nursing Care services on its existing campus at 1425 Philadelphia Avenue, Chambersburg, PA 17201, Borough of Chambersburg, Franklin County. Phone: (717) 261-4170.

2. HISTORY AND ORGANIZATION

In the early 1960's, there existed in Franklin County a great need for additional long-term nursing care. Two members of the Mennonite faith, David H. Lehman and Norman Martin, were the first to see this need and to envision the building of a Christian nursing facility in the Chambersburg area. They approached the ministerium of the Franklin County Mennonite Churches with their idea of building a nursing facility for the aging.

The ministerium appointed the first Board of Directors for the nursing facility in 1962, with the Board's 16 members representing the Mennonite Churches of the Franklin County Conference. David H. Lehman, having served on many Boards of Directors including those of the Maugansville, Maryland Nursing Home, and the Chambersburg Hospital, was appointed Chairman of the Menno Haven Board of Directors in 1962 and served until 1981.

Fund-raising and building quickly began on the Menno Haven project. In September of 1964, the first resident moved into the 56-bed nursing center.

By early 1965, only four months after opening, expansion of Menno Haven seemed immediately necessary as a great backlog of residents depicted the overwhelming need for still more skilled-care beds. To supply the growing demand, 44 more beds and a physical therapy wing were added to Farmhouse Inn.

As lifestyles changed in the early 1970's the idea of a "Retirement Community" became an attractive option for retiring adults. Seeing this upcoming need, the Menno Haven Board of

Directors created independent living in 1974. Fourteen cottages were constructed to fulfill the needs of retired individuals who wanted an independent lifestyle with both comfort and security, as well as the availability of nursing care should the need arise.

By 1977, it became apparent that an even more specialized service for elders was needed. Many individuals did not want full independent living, nor did they require skilled care as was provided in the nursing center. To meet this unique need, 29 residential apartments were added to the south end of the nursing center.

Construction continued at Menno Village through the 1970s and early 1980s with the addition of more cottages and nursing beds. A new chapel and administrative wing were added in 1984.

An adult day center was added in the summer of 1985. Known as ElderDay, it is designed to meet the special needs of older adults who require supervision but do not need full-time institutional care.

As needs have been realized throughout the years Menno Village has grown to meet those needs. In 1988, 35 residential living, one-bedroom apartments, and 78 personal care rooms, along with a community center, were added with the addition of the Village Square.

The Village Square was not just another addition, but the realization of new dimensions of service to the growing number of campus residents as well as to the extended community of their family members and friends. It is a combination of services, which enhances creative and fulfilling living in the retirement years.

Walden Place was opened in 1989 and was created by remodeling the main level of the residential wing of the nursing center. This area provided specialized care for people with Alzheimer's disease and other dementias.

By the end of the 1980's, Menno Haven had a growing waiting list and the facilities at Menno Village were filled. The solution to the problem came with the purchase of Penn Hall on November 5, 1991. By 1994, Menno Haven's skilled nursing capacity was expanded with a new 60-bed nursing center at Penn Hall. The new Penn Hall Nursing Center was of unique design and unlike the traditional nursing homes in the area. The cluster design concept allowed for quicker, more efficient response from the staff and created a feeling of family and a home-like atmosphere within each cluster.

In April 2002, the ground was broken, signifying the continuation of Menno Haven's mission at Northfield. This tract of land is licensed through the Menno Village campus but is marketed as Menno Haven's third campus as it presents an additional independent living option for retirees. The campus was developed in phases over the next several years to include spacious villas, apartments, and a full-service community center. Northfield at Menno Haven now offers 81 spacious villas. In March 2008, Northgate at Menno Haven opened and features a state-of-the-art community commons center and 53 apartments.

Effective January 1, 2017, Menno-Haven, Inc. completed a rebranding project, and through this project, the following name changes have occurred:

Former Name	Service Component	New Name
Menno Village at Menno Haven	CCRC	Brookview – A Menno Haven Community
Penn Village at Menno Haven	CCRC	Chambers Pointe – A Menno Haven Community
Menno-Haven, Inc.	SNF	Brookview Health Care Center
Penn Hall at Menno Haven	SNF	Chambers Pointe Health Care Center
The Village Square	PCH	Brookview Personal Care Center
Penn Hall at Menno Haven	PCH	Chambers Pointe Personal Care Center
Northfield at Menno Haven	Villas	Brookview Villas
Northgate at Menno Haven	Villas	Brookview Northgate Apartments
Menno Village	Cottages	Brookview Cottages
Penn Hall	Cottages	Chambers Pointe Cottages

Today, Chambers Pointe – A Menno Haven Community offers a full continuum of living and care with cottages, residential apartments in the Renaissance, personal care apartments in the Manor, and 50 nursing center beds. Two small houses dedicated to memory care were constructed with the first house opening in November 2019 and the second house opening at the beginning of 2020. Each small house, licensed for 15, has 12 resident rooms with programs and services designed to care for elders needing memory care support. The small houses are licensed as personal care. Chambers Pointe – A Menno Haven Community is a full-service campus offering many amenities including a computer lab, swimming pool, spa, fitness center, convenience store, full-service bank, beauty salon, and chapel like the original Brookview – A Menno Haven Community campus.

Brookview – A Menno Haven Community opened a 44-bed Medicare-certified skilled care rehabilitation center on February 21, 2019. 22 new independent living cottages were added in 2019, and 22 additional cottages were constructed in 2022. A 56-bed licensed skilled nursing facility opened on March 16, 2021, replacing the original Brookview Health Care Center which was demolished in 2021. The Life Center, designed as a hub for Independent Living activities and events, opened in February 2020.

In 2024, Menno Haven petitioned CMS and the Pennsylvania Department of Health to reduce bed capacity at the Chambers Pointe Health Care Center from 60 licensed beds to 50. This strategic move was to increase the number of private rooms available to residents of the Health Care Center and to right-size the total number of skilled accommodations in our continuum. The Department of Health granted this decrease effective January 1, 2025.

As part of a strategic initiative to expand independent living capacity and maintain control of campus boundaries, the organization has pursued targeted property acquisitions and new development opportunities. In 2025, the organization began acquiring townhomes at Franklin Square Commons off Scotland Road due to its proximity to the main campus. Of the 25 units, three have been purchased to expand independent living capacity.

The organization also prioritizes acquisitions contiguous with campus boundaries, leading to a new construction opportunity along Scotland Road at the Brookview campus. This project includes five stand-alone independent living homes—each over 2,000 square feet with three bedrooms, two-and-a-half bathrooms, and two-car garages. As of year-end 2025, three units have been completed and are occupied.

A Menno-Haven, Inc. master plan committee continues to update plans for the Menno-Haven, Inc. communities. Future trends and needs are continually identified and addressed in Menno-Haven, Inc.'s master plan. Menno-Haven, Inc. will continue to provide new services, amenities, and structures to enhance the lives of the increasing number of people looking to be served.

3. CONTROLLING PARTIES

The Directors of Menno-Haven, Inc. serve without remuneration for their services. The name, business address, and occupation of the Directors are attached as **EXHIBIT A**.

4. ADMINISTRATION

Tiffany Rife was named Chief Executive Officer by the Board of Directors in March 2024. She served as the Community Life Officer since October 2020. She has executive oversight responsibilities for the areas of Marketing, Home and Community Based Services, and Independent Living. Tiffany joined Menno Haven in 2005 in the capacity of Assistant Director of Assisted Living. She has continued her career path at Menno Haven as Director of Personal Care, Executive Director of Personal Care Services, and Vice President of Home and Community Based Services before her promotion to Chief Officer. Tiffany graduated from Penn State University in 1996 with a degree in Occupational Therapy. Before Menno Haven, Tiffany served as a contract Therapist, Medical Staffing Agency Manager, and Personal Care Home Administrator.

Roger Beins is Menno-Haven, Inc.'s Chief Operating Officer. He began his employment with Menno Haven in April 2015 as Executive Director of Clinical Services. Roger is licensed as a Registered Nurse and as a Nursing Home Administrator in Pennsylvania. Roger has worked in senior living for over 45 years and has served as a Nurse Aide, Registered Nurse, Director of Nursing, and Nursing Home Administrator before joining the Menno Haven team.

Ryan Fritz serves as Chief Financial Officer at Menno-Haven, Inc. He joined the team on May 1, 2023. Before joining, Ryan served as CFO at UHS, Roxbury Treatment Center. He also worked for nearly 23 years at Summit Health, which eventually merged with WellSpan Health. During this time in his career, he held a variety of roles with increasing responsibility finally as

Vice President of Finance where he provided oversight for financial management of Summit Physician Services, Chambersburg Health Services, and Himelfarb Surgery Center. Mr. Fritz earned a Bachelor of Science in Business Administration in Accounting and a master's degree in business administration from Shippensburg University.

Charles E. Nelson, CFP serves as Executive Vice President at Menno-Haven, Inc. He is responsible for fundraising, planned giving, assistance with community relations endeavors, and he provides oversight for Spiritual Care Services at Menno Haven. Mr. Nelson received his bachelor's degree in political science from Wesleyan College and his Master of Science in Financial Planning from the College of Financial Planning. He joined the Menno-Haven, Inc. team in 2006.

Denise Ingram serves as Community Life Officer, supporting initiatives that enhance services and resident engagement in independent living. She focuses on strategic efforts to improve resident satisfaction across the community. She joined the organization in 2017 as Director of Sales and Marketing and was promoted to her current role in 2025. In this capacity, she oversees sales and admissions across independent living and healthcare services, as well as home care sales and operations. Denise holds an associate's degree in computer science and a bachelor's degree in business administration with a minor in Marketing from Frostburg University. Her prior experience includes sales and marketing leadership roles.

Tori Lorenz serves as Vice President of People & Culture. She was promoted to this role in July 2025. She began her employment with Menno Haven in July 2021 as the Talent Acquisition Specialist and transitioned to Director of Team Services in May 2022. In her current role, she provides strategic oversight of the human resources functions, including workforce development and organizational planning. Tori brings over 13 years of experience in healthcare and senior services, including home care, personal care, and skilled nursing and rehabilitation settings, with progressive leadership roles across business operations and human resources in Maryland and Pennsylvania. She earned a Bachelor of Arts in Psychology from St. John's University and is currently pursuing a Master of Science in Industrial and Organizational Psychology at Southern New Hampshire University.

5. DISCLOSURE OF RELATED PARTY CONTRACTS

No Officer, Director, Trustee, or other person holds a 10% or greater equity or beneficial interest in Menno-Haven, Inc. or in an entity that has provided $500 or more in goods or services to Menno-Haven, Inc.

6. DISCLOSURE OF FELONY CONVICTIONS, FELONY CHARGES, CIVIL ACTIONS, COURT ORDERS, LICENSE SUSPENSIONS, ETC.

Neither Menno-Haven, Inc., nor its board members (a) have been convicted of a felony or pleaded nolo contendere to a felony charge or been held liable or enjoined in a civil action by final judgment if the felony or civil action involved fraud, embezzlement, fraudulent conversion or misappropriation of property; and neither are they (b) subject to a currently

effective injunctive or restrictive order of a court of record, or within the past five years had any State or Federal license or permit suspended or revoked as a result of an action brought by a governmental agency or department, arising out of or relating to business activity or health care, including, without limitation, actions affecting a license to operate a foster care facility, nursing home, retirement home, home for the aged or facility registered under the Pennsylvania Continuing Care Provider Registration and Disclosure Act or a similar act in another state.

7. AFFILIATIONS WITH RELIGIOUS, FRATERNAL, CHARITABLE AND NON-PROFIT ORGANIZATIONS

The Corporation shall be managed by a board of no less than 10 and no more than 13 directors who shall have general oversight of the corporation's business, finances, and other affairs. Efforts will be made to operate the board with 11 members on an ongoing basis. The board shall give membership consideration to members in good standing of churches whose denominations are recognized as one of the 'historic peace churches' when appropriate. The remaining members may be from any Christian denomination. One member of the board shall be a resident of one of the Menno Haven Communities.

Neither the Mennonite Church nor any Mennonite churches or any other church of any Christian denomination are obligated to pay any of the debts of Menno-Haven, Inc., nor are they responsible or liable for any other liabilities or financial obligations of Menno-Haven, Inc.

8. DESCRIPTION OF PHYSICAL PROPERTY

a. Brookview – A Menno Haven Community is located on 162 acres in a rural setting of Chambersburg, Pennsylvania. The campus consists of the following:

- The campus provides 200 independent living residences that include multiplex single level cottages and single level duplex cottages with garages. The cottages are constructed of wood framing with brick exterior. The Brookview Villas section of the campus provides 86 independent living duplex and triplex villas with garages. The villas are constructed of wood framing with stone, brick and vinyl siding exterior.

- The Brookview Personal Care is in a three (3) story brick building on the campus.

- Brookview Northgate Apartments provides 53 independent living apartments in a three (3) story building constructed of steel frame with brick and vinyl siding exterior. Brookview Northgate Apartments also provides 32 garages.

- A one floor 56 bed licensed nursing facility, a 44-bed skilled nursing rehabilitation center, and a three (3) floor 105 bed licensed personal care facility is also located on the campus. The nursing facility operates as

Brookview Health Care Center. The rehabilitation center operates as the Menno Haven Rehabilitation Center.

- The Life Center is a 35,000 sq. ft. building that features many amenities for residents to enjoy including a 250-person Event Center for live entertainment, two dining venues, The Haven Salon and Spa, a 30-person cinema, an arts studio, tech bar, and more.

b. Chambers Pointe – A Menno Haven Community is located on a 75-acre suburban tract adjacent to Wilson College in Chambersburg, Franklin County, Pennsylvania. The campus provides 112 multiplex independent living single level cottages with garages that are constructed of wood frames with brick exterior. The campus consists of the following:

- The Renaissance, a four (4) story brick apartment building, provides 45 independent living apartments, consisting of one (1) and two (2) bedroom apartments.

- A two (2) floor 50 bed licensed nursing facility and a five (5) floor 94 bed licensed personal care facility are located on the same campus. The nursing facility operates as Chambers Pointe Health Care Center and the personal care facility operates as Chambers Pointe Personal Care Center.

- Chambers Pointe added two small houses dedicated to memory care, each containing 12 resident rooms, licensed for 15 residents. The houses are licensed as personal care.

- ElderDay at Chambers Pointe, also owned by Menno-Haven, Inc., is located adjacent to the nursing facility. ElderDay at Chambers Pointe provides adult day services.

9. RESIDENT FEES

Payment of a One-Time Entrance Fee

Continuing care services are provided to residents who occupy an independent living residence in return for payment of an entrance fee. The entrance fee is based on the model of the residence and is subject to amortization in accordance with the entrance fee plan chosen by the resident.

A resident may select one of the following entrance fee plans:

1. Standard Plan

Under this plan, the total entrance fee paid is subject to amortization at two percent (2%) per month over forty-nine (49) months with a two percent (2%) administrative fee. After forty-nine (49) months of occupancy, no refund of the entrance fee will be made to the resident or the resident's estate.

For further details, reference should be made to the Continuing Care Residency Agreement.

2. Fifty Percent (50%) Refund Plan

Under this plan, the entrance fee is equal to 1.4 times the applicable entrance fee under the above-referenced standard plan. The total entrance fee paid is subject to amortization at two percent (2%) per month over twenty-four (24) months with a two percent (2%) administrative fee. After the twenty-fourth (24th) month of occupancy, the unamortized portion of the entrance fee will remain fifty percent (50%) of the total entrance fee paid. For details, reference should be made to the Addendum to the Continuing Care Residency Agreement.

3. Ninety Percent (90%) Refund Plans

Menno-Haven, Inc. offers a ninety percent (90%) refund plan. The entrance fee is equal to 2.09 times the applicable entrance fee under the standard plan. Under the ninety percent (90%) refund option, the total entrance fee paid is subject to amortization at one percent (1%) per month over eight (8) months with a two percent (2%) administrative fee. After the eighth (8th) month of occupancy, the unamortized portion of the entrance fee will remain ninety percent (90%) of the total entrance fee paid. For details, reference should be made to the pertinent Addendum to the Continuing Care Residency Agreement.

At the time of signing the Continuing Care Residency Agreement, the prospective resident is required to pay a sum equal to five percent (5%) of the entrance fee payment due under the Continuing Care Residency Agreement. The balance of the entrance fee is due in full on or before the occupancy date. The prospective resident shall submit for review and approval an Application for Residency together with financial forms within thirty (30) days of signing the Continuing Care Residency Agreement.

In situations of double occupancy, the residents will be jointly and severally liable for each other's financial obligations and for all payments due under the Continuing Care Residency Agreement. If one co-resident dies or leaves Menno-Haven, Inc. or if the Continuing Care Residency Agreement is terminated as to one co-resident for any reason, then both co-residents and/or their estates shall remain jointly and severally liable for all financial obligations incurred by either co-resident under the Continuing Care Residency Agreement. The above provision will not be construed as a third-party guarantee or to impair such co-resident's eligibility for Medicare or Medical Assistance benefits.

Refund Policy

Termination of Continuing Care Residency Agreement Prior to Occupancy

Any entrance fee payments will be refunded in full if the resident rescinds the Continuing Care Residency Agreement within seven (7) days in accordance with the Notice of Right to Rescind. If the Continuing Care Residency Agreement is terminated after the lapse of the seven (7) day rescission period, but prior to the occupancy date for reasons other than death,

illness, injury or incapacity, then Menno-Haven, Inc. shall retain five percent (5%) of the entrance fee. The balance of any entrance fee payments shall be refunded, less any amount deducted to cover expenses incurred by Menno-Haven, Inc. at the resident's specific written request. In the event Menno-Haven, Inc. terminates for just cause or if the Continuing Care Residency Agreement is terminated because of the resident's death, illness, injury or incapacity prior to the occupancy date, then the entrance fee shall be refunded, less any amounts deducted to cover expenses incurred by Menno-Haven, Inc. at the resident's specific written request.

Any applicable refund shall be made within thirty (30) days of the termination of the Continuing Care Residency Agreement. Reference should be made to the Continuing Care Residency Agreement.

Termination of Continuing Care Residency Agreement Following Occupancy

Standard Plan

In the event of the termination of the Continuing Care Residency Agreement for any reason after occupancy, the resident will receive (a) a refund of the total entrance fee paid, less an amount equal to two percent (2%) of the total entrance fee paid for each full calendar month (or portion, thereof) which has elapsed from the date of occupancy to the effective date of termination, and (b) a processing fee of two percent (2%) of the total entrance fee paid. No refund of the entrance fee will be made to the resident or the resident's estate after forty-nine (49) months of occupancy under the Continuing Care Residency Agreement. The resident will be entitled to the unamortized portion of the entrance fee, if any, subject to the limitations set forth in the Continuing Care Residency Agreement.

Subject to the provisions of Section 4 of the Continuing Care Residency Agreement, any applicable refund shall be paid to the resident or the resident's estate within sixty (60) days after all the conditions reflected in the Continuing Care Residency Agreement have been completed. In situations of double occupancy, there shall be no refund, partial or otherwise, upon the death, permanent transfer, or voluntary departure from the community of only one co-resident.

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

Fifty Percent (50%) and Ninety Percent (90%) Refund Plans

Reference should be made to the addenda to the Continuing Care Residency Agreement for further information regarding the refund policy for the fifty percent (50%) and ninety percent (90%) refund plans.

Payment of a Monthly Service Fee

Menno-Haven, Inc. reserves the right, at any time, upon thirty (30) days' notice to the resident, to adjust the monthly service fees.

Services Included in the Monthly Service Fee

Services included in the monthly service fee are provided in accordance with the terms of the Continuing Care Residency Agreement. The services provided in exchange for the payment of a monthly service fee are as follows:

Brookview Northgate Apartments:

1. Electricity, heat, air conditioning, water, sewer and refuse collection
2. Access to telephone services
3. Limited regularly scheduled local transportation
4. Administrative support
5. Activities (fees may apply to some activities)
6. Property taxes
7. Basic cable television
8. Access to Internet
9. Maintenance and repair of property, equipment and appliances considered property of Menno-Haven, Inc.
10. Membership to campus fitness centers, pools, and Northgate Health Club
11. Maintenance of grounds, including lawn care and snow removal
12. Resident Away "Check"
13. Campus security

Brookview Villas:

1. Water, sewer and refuse collection
2. Access to telephone services
3. Limited regularly scheduled local transportation
4. Administrative support
5. Activities (fees may apply to some activities)
6. Property taxes
7. Basic cable television
8. Access to Internet
9. Maintenance and repair of property, equipment and appliances considered property of Menno-Haven, Inc.
10. Membership to campus fitness centers, pools, and Northgate Health Club
11. Maintenance of grounds, including lawn care and snow removal
12. Resident Away "Check"
13. Campus security

Chambers Pointe Cottages and Brookview Cottages:

1. Water, sewer and refuse collection
2. Access to telephone services
3. Limited regularly scheduled local transportation

4. Administrative support
5. Activities (fees may apply to some activities)
6. Property taxes
7. Basic cable television
8. Access to Internet
9. Maintenance and repair of property, equipment and appliances considered property of Menno-Haven, Inc.
10. Membership to campus fitness centers, pools, and Northgate Health Club
11. Maintenance of grounds, including lawn care and snow removal
12. Resident Away "Check"
13. Campus security

Renaissance Apartments:

1. Electricity, heat, air conditioning, water, sewer and refuse collection
2. Access to telephone services
3. Limited regularly scheduled local transportation
4. Administrative support
5. Activities (fees may apply to some activities)
6. Property taxes
7. Basic cable television
8. Access to Internet
9. Maintenance and repair of property, equipment and appliances considered property of Menno-Haven, Inc.
10. Membership to campus fitness centers, pools, and Northgate Health Club
11. Maintenance of grounds, including lawn care and snow removal
12. One (1) meal daily
13. Resident Away "Check"
14. Weekly light housekeeping
15. Weekly laundry service
16. Campus security

Services Available for an Additional Fee

Brookview Northgate Apartments:

Menno-Haven, Inc. offers the following services that are not included in the monthly service fee: dining dollar plans (required), housekeeping and laundry services, regularly scheduled medical transportation, barber/beauty, physical therapy, occupational therapy, speech therapy, physician or home health agency services, short term health care services, optometry and audiology services, Menno Haven at Home services, and ElderDay services. If these additional services are selected, the resident will pay an additional fee. Residents are responsible for payment for telephone and internet services.

Brookview Villas:
Menno-Haven, Inc. offers the following services that are not included in the monthly service fee: dining dollar plans (required), housekeeping and laundry services, regularly scheduled medical transportation, barber/beauty, physical therapy, occupational therapy, speech therapy, physician or home health agency services, short term health care services, optometry and audiology services, Menno Haven at Home services, and ElderDay services. If these additional services are selected, the resident will pay an additional fee. Residents are responsible for payment for electricity, telephone service and internet service.

Chambers Pointe Cottages and Brookview Cottages:
Menno-Haven, Inc. offers the following services that are not included in the monthly service fee: all meals (Chambers Pointe), Dining Dollar plans (Brookview), housekeeping and laundry services, regularly scheduled medical transportation, barber/beauty, physical therapy, occupational therapy, speech therapy, physician or home health agency services, short term health care services, optometry and audiology services, Menno Haven at Home services, and ElderDay services. If these additional services are selected, the resident will pay an additional fee. Residents are responsible for payment for electricity, telephone service and internet service.

Renaissance Apartments:
Menno-Haven, Inc. offers the following services that are not included in the monthly service fee: additional meals, regularly scheduled medical transportation, barber/beauty, physical therapy, occupational therapy, speech therapy, physician or home health agency services, short term health care services, optometry and audiology services, Menno Haven at Home services, and ElderDay services. If these additional services are selected, the resident will pay an additional fee. Residents are responsible for internet service.

Additional Fees for Personal Care and Nursing Care Services
Residents have the right to occupy the independent living residence for so long as they satisfy the health and other conditions of occupancy as set forth in the Continuing Care Residency Agreement. The residents will have priority access to personal care services at Brookview Personal Care Center or Chambers Pointe Personal Care Center. The residents will have priority access to nursing care services at Brookview Health Care Center or Chambers Pointe Health Care Center. Admission is contingent upon the resident meeting the financial and all other admission criteria. The cost for personal care or nursing care services is not included in the entrance fee or monthly service fee. The Continuing Care Residency Agreement signed by residents is a fee-for-service contract. If a resident requires personal care or nursing care services, an admission agreement is signed for that level of care which establishes the basis for charges for personal care and nursing care services. The fees associated with the provision of personal care and nursing care services depend upon the type of room and/or services required. If a resident is permanently transferred to the personal care or nursing care facility, the Continuing Care Residency Agreement for independent living shall remain in full force and effect. No refund of the entrance fee shall be due or paid to the resident at that time.
Instead, an amount equal to the unamortized portion of the entrance fee, if any, (hereinafter called "Health Care Reserve") shall be established by Menno-Haven, Inc. The Health Care

Reserve shall be available and applied to cover the charges in the personal care or nursing care facility, in such amounts and at such times as determined by Menno-Haven, Inc. in its discretion after consultation with the resident or the resident's designee. If the Health Care Reserve is exhausted prior to termination of the Continuing Care Residency Agreement, the resident shall utilize any other available assets to pay in full any charges incurred in the personal care or nursing care facility.

If space is not immediately available at either personal care facility or nursing care facility operated by Menno-Haven, Inc., Menno Haven, Inc. will identify and assist resident in making arrangements to transfer to an acceptable personal care or nursing care facility. In such event, the resident shall be entitled to return as soon as a personal care room or nursing care bed becomes available.

In situations of double occupancy, where a co-resident is permanently transferred to the personal care or nursing care facility, the co-resident remaining in the residence will continue to pay the monthly service fee, but at the single occupancy rate. No refund will be due so long as the remaining co-resident continues to reside in the residence and until all other conditions for a refund have been satisfied.

If both co-residents are permanently transferred to the personal care or nursing care facility, the Continuing Care Residency Agreement for independent living shall remain in full force and effect. The Health Care Reserve will be applied to the charges incurred in personal care or nursing care facility in accordance with the terms and conditions of the Continuing Care Residency Agreement. If the Health Care Reserve is exhausted prior to termination of the Continuing Care Residency Agreement, both co-residents shall utilize any other available assets to pay in full any charges incurred in the personal care or nursing care facility.
Reference should be made to the Continuing Care Residency Agreement for further information.
The current rates for personal care and nursing care services are as follows:

Personal Care per Diem Rate – Brookview Personal Care Center

2025	2026
Level I	**Level I**
$172/day (Private)	$179/day (Private)
$146/day (Semi-Private)	$152/day (Semi-Private)
Level II	**Level II**
$233/day (Private)	$242/day (Private)
$191/day (Semi-Private)	$198/day (Semi-Private)
Level III	**Level III**
$273/day (Private)	$284/day (Private)
$221/day (Semi-Private)	$229/day (Semi-Private)
Level IV	**Level IV**
$295/day (Private)	$307/day (Private)
$242/day (Semi-Private)	$252/day (Semi-Private)

Personal Care per Diem Rate – Chambers Pointe Personal Care Center

2025	2026
Level I	**Level I**
$177/day (Private)	$184/day (Private)
$150/day (Semi-Private)	$156/day (Semi-Private)
Level II	**Level II**
$240/day (Private)	$249/day (Private)
$196/day (Semi-Private)	$204/day (Semi-Private)
Level III	**Level III**
$281day (Private)	$293/day (Private)
$233/day (Semi-Private)	$242/day (Semi-Private)
Level IV	**Level IV**
$322/day (Private)	$318/day (Private)
$249/day (Semi-Private)	$259/day (Semi-Private)

Skilled Nursing Care – Brookview Health Care Center

	2025	2026
Private Room	$574/day	$591/day

Skilled Nursing Care – Chambers Pointe Health Care Center

	2025	2026
Private room - Large	$567/day	$584/day
Private room - Small	$560/day	$577/day
Semi-Private	518/day	$533/day

Skilled Nursing Care – Menno Haven Rehabilitation Center

	2025	2026
Private Room	$606	$636

10. FREQUENCY AND AVERAGE DOLLAR AMOUNT OF EACH INCREASE IN PERIODIC RATES FOR THE PREVIOUS FIVE YEARS

Following is a table showing the dollar amount of increase in fees for the past five years, each of which was instituted on January 1 of the respective year.

Dollar Increase in Rates

Monthly Service Fee	2022	2023	2024	2025	2026
Brookview Northgate Apartments, Brookview Villas, Brookview Cottages, and Chambers Pointe Cottages	$49-$75	$100 - $150	$94 - $101	$69 - $131	$65 - $125
Renaissance Apts.	$19-$80	$100	$86 - $115	$113 - $150	$106 - $142
Personal Care Daily Rates					
Level I	$4	$10-$12	$6 - $8	$7 -$12	$6 - $7
Level II	$4-$6	$13-$16	$9 - $11	$9-$12	$7 - $9
Level III	$5-$7	$15-$18	$10 - $14	$11 - $13	$8 - $12
Level IV	$6-$8	$17-$20	$11 - $14	$11 - $15	$10 - $12

Skilled Nursing Care Daily Rates	$17-$20	$35-$41	$23 - $27	$24 - $29	$12 - $30
Memory Care					
Daily Rate	$6	$20	$21	$14	$11

11. AVERAGE ANNUAL COST OF PROVIDING SERVICES

The average annual cost for providing services for all independent living units from the previous operating fiscal period is $ 36,960.

12. RESERVE FUNDING AND ESCROW

Reserve Fund

The Pennsylvania Insurance Department requires providers to maintain sufficient reserve funds related to its Continuing Care Residency Agreements. The provider is required to maintain a reserve equal to or the greater of the total of all projected principal and interest payments on any mortgage or long-term debt of the facility over a twelve-month period or 10% of total operating expenses excluding depreciation, whatever amount is greater. The amount of the reserve shall be computed only on the portion of the financing or expenses that are applicable to residents under a Continuing Care Residency Agreement as of the most recent year-end.

A Liability Reserve Fund has been established to meet the reserve requirements of 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 financial institutions, Money Market Funds issued by a regulated investment company, other acceptable securities, and commercial paper to assure liquidity. These funds are currently invested with Orrstown Financial Advisors as Trustee. The Board of Directors, through its Investment Committee, reviews/evaluates and makes changes as appropriate.

Escrow Account

Any entrance fee payments made prior to the occupancy date by the residents toward the total entrance fee for a "new independent living residence" will be deposited into an entrance fee escrow account subject to release in accordance with the guidelines established by the Insurance Department.

13. AUDITED FINANCIAL STATEMENTS

A copy of the audited financial statements for the fiscal years ended December 31, 2024, and December 31, 2025, prepared by RKL, certified public accountants, are attached as **EXHIBIT E**. As required, Menno-Haven, Inc. will submit audited financial statements annually to the Pennsylvania Insurance Department.

A Projected Financial Statement and a narrative describing any material differences between the income statement filed for the previous year and the actual results of operations are also attached as **EXHIBIT F.** The Projected Financial Statement was prepared by Ryan Fritz, CFO of Menno-Haven, Inc.

14. CONTINUING CARE RESIDENCY AGREEMENT

The Continuing Care Residency Agreement governs the relationship and explains the mutual obligations between the resident and Menno-Haven, Inc. All terms of the agreement are reflected in the Continuing Care Residency Agreement and its attached exhibits. The Continuing Care Residency Agreement also provides a grievance procedure that includes a voluntary mediation provision and mandatory binding arbitration provision. See a copy of the Continuing Care Residency Agreement attached as **EXHIBIT B**.

15. RIGHT TO RESCIND

Resident may rescind and terminate the Continuing Care Residency Agreement without penalty or forfeiture within seven (7) days of signing the Continuing Care Residency Agreement. Residents are not required to move into the residence before the expiration of this seven (7) day period. To rescind their Continuing Care Residency Agreement, resident must mail or deliver a signed and dated copy of a Rescission Notice or any other dated written notice, letter or telegram, stating their desire to rescind to Menno-Haven, Inc. A Notice of Right to Rescind is included in the Continuing Care Residency Agreement.

16. RESIDENT RIGHT TO ORGANIZE

Residents shall have the right to participate in a Residents' Association. A representative of Menno-Haven, Inc. designated by the Board of Directors will hold quarterly meetings during the calendar year with Residents for purposes of free discussion of topics related to living at Menno-Haven, Inc. Residents will be given at least seven (7) days' notice of all such meetings.

Acknowledgment of Receipt

The undersigned hereby acknowledges delivery and receipt of Menno-Haven, Inc.'s Disclosure Statement dated December 2025 and all attachments including a copy of the Continuing Care Residency Agreement and the Notice of Right to Rescind.

_____

Signature of First Resident

_____

Signature of Co-Resident

_____

Signature of Responsible Party/Family Member (if applicable)

_____

Date

MENNO-HAVEN, INC.
EXHIBIT "A"
CONTROLLING PARTIES

2026 Board of Directors

OFFICERS:	**Employer Address**	**Position/Employer**
Suzanne Trinh, Chair	74 N. 2nd Street Chambersburg, PA 17201	Partner Zullinger, Davis & Trinh
Wayne Yeager, Vice Chair	118 Industrial Drive Chambersburg, PA 17201	Retired UPS Driver Property Owner
Patrick O'Donnell, Treasurer	112 N. 7th Street Chambersburg, PA 17201	Retired CEO WellSpan Chambersburg
Charlene Gingrich, Secretary	111 Chambers Hill Drive Suite 100 Chambersburg, PA 17201	Quality Assurance Manager Keystone Health
Anthony Williams, Asst. Secretary/Treasurer	40 Center Square Greencastle, PA 17225	Asst. VP Branch Leader II Truist Greencastle Square Office

MEMBERS AT LARGE:	**Employer Address**	**Position/Employer**
Dr. Todd Peterson	9 Entin Road Parsippany, NJ 07054	Sr. Medical Director Med-Metrix
Lynn Y. MacBride	10785 Rinehart Drive Waynesboro, PA 17268	Retired Attorney Self-employed
Ronald G. Gipe	1000 Potato Roll Lane Chambersburg, PA 17202	Retired Exec. VP & VP of Finance Admin for Martin's Famous Pastry
David Sciamanna	100 Lincoln Highway #A Chambersburg, PA 17201	Retired President Chambersburg Chamber of Commerce
Paula Warner	780A Menno Village Chambersburg, PA 17201	Retired Resident Representative
Carolyn George, Asst. Chair	112 N. 7th Street Chambersburg, PA 17201	Retired VP of Finance WellSpan Chambersburg
Matthew Nolt	481 Strite Road Chambersburg, PA 17202	Owner Vector Development, LP
Sherri Stahl	1015 Philadelphia Avenue Chambersburg, PA 17201	RN Clinical Instructor Wilson College

MENNO-HAVEN, INC.
EXHIBIT "B"
CONTINUING CARE RESIDENCY AGREEMENT



CONTINUING CARE RESIDENCY AGREEMENT

FOR

MENNO-HAVEN, INC.

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CONTINUING CARE RESIDENCY AGREEMENT

THIS CONTINUING CARE RESIDENCY AGREEMENT (CALLED "AGREEMENT, MADE THIS _____ day of _____**, 2026** between Menno-Haven, Inc., a Pennsylvania non-profit corporation, (called "Community") also referred to by "we," "us" and "our"), and **Resident Name,** also referred to as "you" and "your". When two individuals sign this Agreement for Double Occupancy, they are called collectively "Resident," "you" and "your" where the context permits, and then individually as "Co-Resident") for admission of Resident to the Community for Occupancy of _____ (called "Residence").

We operate two continuing care retirement communities and

You have applied for admission to occupy the Residence referenced above.

In consideration of the mutual promises contained in this Agreement, and intending to be legally bound, we and you agree to the following:

SECTION 1: OCCUPANCY

1.1 Living Accommodations and Term of Occupancy. We shall provide you with accommodations, common facilities and services specified in this Agreement beginning on the Occupancy Date and continuing until the termination of this Agreement.

1.2 Residence. We shall provide you with the Residence designated under this Agreement furnished with the items identified in Exhibit "A". You may provide other furnishings that are compatible, safe, and appropriate for this living setting, which will remain your property.

1.3 Optional Furnishings or Fixtures. At your request, and subject to our approval, we shall provide optional furnishings or fixtures identified in an addendum(s) attached to this Agreement at an additional cost because they are not included in the Entrance Fee or the Monthly Service Fee. The costs of any options requested by you shall be paid prior to the time of installation. Upon installation, all options immediately become our property and shall remain in the Residence after the termination of this Agreement.

1.4 Alterations and Additions. Any structural or physical change of any kind or redecoration of the interior or exterior of the Residence, including, but not limited to, wallpaper, painting or floor covering, may be made only after obtaining written approval from us. The cost of any redecoration or structural change requested by you, and restoration to original condition, except the cost due to normal wear and tear, shall be paid by you unless otherwise agreed in writing by us. The selection of a contractor for any structural changes or decoration must be approved by us. The charge or value of any physical or structural changes shall be considered in the calculation of any applicable Entrance Fee refund if the addition has added square footage to the Residence as determined by us. All other changes are not considered part of the Entrance Fee. An addendum to this Agreement reflecting all structural changes and their cost shall be signed by you and us.

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1.5 Common Facilities. The common facilities of both communities are available to you in accordance with our policies and procedures as reflected in the Resident Handbook and any other publications of the Community, which are subject to change from time to time. We shall provide certain common facilities including, but not limited to, outdoor recreational and activity areas, community centers, walkways, dining facilities, beauty/barber shop, indoor pools, exercise equipment, and meeting accommodations.

1.6 Occupancy Date. We shall establish a date with you when you shall occupy the Residence (the "Occupancy Date"). We reserve the right to extend the Occupancy Date. The Entrance Fee shall be paid in full on or before the Occupancy Date and the obligation to pay the Monthly Service Fee shall begin on the Occupancy Date, to be determined.

SECTION 2: FEES

2.1 Entrance Fee.

(a) Amount. You shall pay an Entrance Fee in the sum of **$**_____ [_____initials].

(b) Payment Schedule. As a condition of becoming a resident, you shall pay the Entrance Fee for the living accommodation selected, in accordance with the following schedule:

(i) Five Percent (5%) Deposit. You shall pay us a deposit equal to five percent (5%) of the Entrance Fee, in the sum of **$**_____ [_____initials]

(ii) Balance of Entrance Fee. You shall pay to us the balance of the Entrance Fee, in the sum of **$**_____ [_____initials], on or before the Occupancy Date, to be determined.

2.2 Use of Entrance Fee. The entire Entrance Fee shall be used for the purpose of sustaining and extending our mission to be an innovative organization that nurtures the human spirit, is passionate about service, and demonstrates God's love, one person at a time.

2.3 Limitations on Increases in the Entrance Fee. After you sign this Agreement, there shall be no increase in the Entrance Fee for you to occupy the Residence.

2.4 Monthly Service Fee.

(a) Amount. The Monthly Service Fee is **$**_____[_____initials] for Single Occupancy of the Residence. The Double Occupancy charge is **$**_____ **[**_____ initials].

(b) Payment, Due Date, Late Charges and Cost of Collection. When you occupy the Residence, you are responsible to pay the Monthly Service Fee starting on the Occupancy Date. Payment of your monthly statement reflecting your Monthly Service Fee and all other

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charges for miscellaneous, ancillary, or other services is due upon receipt of the monthly statement. We reserve the right to change our billing cycle. The Monthly Service Fee shall be pro-rated if you assume Occupancy after the first of the month.

If any Monthly Service Fee or other charges for miscellaneous, ancillary, or other services are not paid within fifteen (15) calendar days of the due date, we may elect to exercise our available rights and remedies under this Agreement including termination. Any charges which are unpaid after sixty (60) days of the date of the statement shall be subject to a late charge of one and one-half percent (1.5%) per month (or annual rate of eighteen percent (18%)) and you are obligated to pay any late charges.

If you become incapacitated or unable to manage your financial affairs, then your lawfully designated representative or guardian shall pay your bills to the Community in a timely manner.

In the event we initiate any legal actions or proceedings to collect payments past due in excess of sixty (60) days, you shall be responsible to pay all attorneys' fees and costs incurred by us in pursuing the enforcement of your financial obligations under this Agreement.

(c) Adjustments in Monthly Service Fee. The Monthly Service Fee may be adjusted from time to time. We shall provide thirty (30) days advance written notice of any changes in the Monthly Service Fee.

2.5 Co-Resident's Fee Responsibility. In situations of Double Occupancy, you are jointly and severally liable for each other's financial obligations and for all payments due under this Agreement. If one Co-Resident dies or leaves the Community or if this Agreement is terminated as to one Co-Resident for any reason, then both Co-Residents and/or their estates shall remain jointly and severally liable for all financial obligations incurred by either Co-Resident under this Agreement. In the event one Co-Resident transfers to the Nursing Center, this provision shall not be construed as a third party guarantee nor shall it impair such Co-Resident's eligibility for Medicare or Medical Assistance benefits.

2.6 Financial Assistance. We have adopted a financial assistance policy that is available for residents who qualify for financial assistance in accordance with the terms and conditions of such policy. Financial assistance is provided through a resident benevolence fund. In accordance with the Community's policy, any resident seeking financial assistance is required to present written evidence of any material change to resident's financial status, which may, in Community's sole discretion, qualify a resident for financial assistance, provided sufficient resources are available. Resident must meet and must comply with all of the conditions for financial assistance in order to be eligible for consideration under the policy. The determination of whether Resident qualifies for financial assistance and the amount of financial assistance available to Resident and whether any assistance will be extended shall be within the sole discretion of the Community. If financial assistance is initially granted, there is no guarantee that such assistance can or will continue indefinitely or for any specific period of time.

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It is your responsibility to fulfill your financial obligations to Community and to look to all other available sources of financial assistance such as family, church and other agencies, including the Pennsylvania Department of Human Services ("DHS") which administers the Medical Assistance Program (called "MA Program"), before requesting financial assistance from us. You may not transfer assets represented as available in your Application for Residency for less than fair market value unless the transfer does not impair your ability to fulfill your financial obligations to us for future Personal Care Services or Routine Nursing Care Services. If you impair your ability to pay your financial obligations by transferring assets for less than fair market value, or take such other actions that would disqualify you from benefits under the MA Program, then you shall not be considered for financial assistance and this Agreement may be terminated.

2.7 Average Annual Cost of Providing Services. The average annual cost of providing care and services during the most recent fiscal year for which an audited financial report is available is reflected in our Disclosure Statement, which is made available to you on an annual basis.

SECTION 3: TRANSFERS AND ADDITIONAL OCCUPANTS

3.1 Transfer to Another Residence Within the Same Level of Care.

(a) Transfer After Occupancy. After Occupancy, you may submit a written request to the Executive Director of your Community to move to another Residence at either Community if and when another Residence becomes available. We reserve the right to approve or refuse any request to transfer to another Residence. Movement of personal property and the payment of such is your or your designee's responsibility. Any costs incurred by Community cleaning or renovating the newly selected residence will be paid by you in advance of a move to the new location.

(i) To Residence with Lesser Entrance Fee. If you choose to move to a Residence which has a current Entrance Fee less than the Entrance Fee you paid for your original Residence designated under this Agreement, then a refund of the difference shall be calculated and paid based on the termination and refund provisions found in Section 6 below. You shall pay the Monthly Service Fee for the selected Residence upon taking Occupancy.

(ii) To Residence with Greater Entrance Fee. If you choose to move to a Residence which has a current Entrance Fee greater than the Entrance Fee you paid for your original Residence designated under this Agreement, then prior to moving, you shall pay an additional amount equal to the difference between the initial Entrance Fee paid and the higher Entrance Fee in effect at the time of the move. The refund provisions of this Agreement will not reset and will remain in effect regarding the original Entrance Fee paid. The refund provisions of this Agreement will also apply to the new Entrance Fee difference paid by you and shall commence upon payment to Community of the Entrance Fee difference. You shall pay the Monthly Service Fee for the selected Residence upon taking Occupancy.

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(b) Option to Transfer Addendum. In the event you receive approval from us to move to another Residence, you shall sign an addendum to this Agreement reflecting all costs and charges related to transferring, including the Monthly Service Fee for the selected Residence. You may also be required to update your financial disclosure information as a precondition for approval of a transfer.

3.2 Adding of Co-Residents to This Agreement.

(a) Marriage or Cohabitation of a Non-Resident. If a resident living alone wishes to live with or marry someone who is not admitted to Community under a Continuing Care Residency Agreement, the proposed Additional Occupant must file an Application for Residency and meet all age and other requirements for admission to occupy the Residence as a Co-Resident including the payment of an Entrance Fee in accordance with our policy. If the proposed Additional Occupant does not satisfy the requirements for admission, then the proposed Additional Occupant may request admission under such other terms and conditions that may be acceptable to us or you may decide to exercise your option to terminate this Agreement.

(i) Execution of Addendum and Financial Liability. If the proposed Additional Occupant is admitted to the Community, an addendum shall be added to this Agreement which shall recognize that you and the proposed Additional Occupant shall become Co-Residents under this Agreement. Upon the admission of the Additional Occupant as a Co-Resident, the Monthly Service Fee for Double Occupancy shall be due and payable for Occupancy of the Residence, if applicable. The Additional Occupant and you shall be jointly and severally liable for each other's financial obligations and for all payments due under the addendum and this Agreement as described in Section 2.5 of this Agreement.

(ii) Remarriage. In the event that a Co-Resident, who is not an original party to this Agreement, desires to marry or re-marry, then the Co-Resident's spouse or spouse to-be shall file an Application for Residency and meet all age and other requirements for admission. Upon approval of the proposed Additional Occupant's Application for Residency, the parties shall execute an addendum to this Agreement and shall pay the then current applicable Entrance Fee for the Residence and the then current Monthly Service Fee for Double Occupancy.

(b) Marriage or Cohabitation with Another Resident. If you desire to marry or cohabit with another resident admitted under a separate Continuing Care Residency Agreement and then occupy a single Residence together, then you and the other resident will need to select and designate in writing at least thirty (30) days in advance of the proposed move, which one of the two Residences occupied by you and the other resident will be thereafter occupied jointly. The Residence not designated for joint Occupancy must be surrendered on or before the date of the proposed move to the designated Residence. Any applicable refund shall be paid to the resident surrendering his/her Residence upon the termination of the resident's Continuing Care Residency Agreement, but only after the vacated Residence has been reoccupied by another resident and the applicable Entrance Fee for the Residence has been paid in full by the reoccupying resident. Each resident shall then be treated as a Co-Resident and each Co-Resident shall become jointly and severally liable for each other's financial obligations and for all

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payments due under the applicable Continuing Care Residency Agreement and any applicable addenda.

(c) Divorce/Separation of Married Co-Residents. In the event that Co-Residents, who were married to each other at the time of the execution of this Agreement, subsequently divorce and a dispute arises between the Co-Residents over rights to any applicable refund, such refund shall be held by us until a legally binding property settlement is available or until the court with jurisdiction over the divorce proceeding shall issue an order to release such funds. The refund shall not be paid at the time one Co-Resident permanently vacates the Residence and the other Co-Resident remains in the Residence. The Co-Resident who remains at the Community must retain and maintain sufficient assets/resources to provide for his/her future care. Consultation with the Community shall be necessary to determine the amount of resources needed for future care.

(d) Separation of Unmarried Co-Residents. In the event that one Co-Resident terminates this Agreement for any reason, the terminating Co-Resident must ensure that the Co-Resident who remains at the Community retains and maintains sufficient assets/resources to provide for his/her future care. Consultation with the Community shall be necessary to determine the amount of resources needed for future care. As described in Section 2.5 and Section 5.5 of this Agreement, the departing Co-Resident will remain jointly and severally liable for the financial obligations of the remaining Co-Resident.

SECTION 4: HEALTH CARE RESERVE

4.1 Creation of Health Care Reserve. If you or the last remaining Co-Resident is permanently transferred to the Nursing Center or Personal Care Facility, no refund of the Entrance Fee shall be due or paid to you at that time. Instead, an amount equal to the unamortized portion of the Entrance Fee, if any, shall be established as the Health Care Reserve. The Health Care Reserve amount shall be calculated at the time of Surrender as reflected in Section 5. The Health Care Reserve shall be maintained by us until this Agreement is terminated due to your or the last remaining Co-Resident's death, discharge or voluntary departure from the Community, or until it is exhausted. Any portion of the Health Care Reserve remaining upon the termination of this Agreement shall become available as a refund in accordance with Section 6.

4.2 Utilization of Health Care Reserve. Once the Health Care Reserve has been established, it shall be applied to the charges incurred by you in the Nursing Center or Personal Care Facility, in such amounts and at such times as determined by us, in our discretion, after consultation with you or your designee. The Health Care Reserve shall continue to be applied to pay any outstanding charges incurred by you until the termination of this Agreement or until the Health Care Reserve is exhausted. If the Health Care Reserve is exhausted prior to termination, then you or both Co-Residents shall utilize any other available assets to pay in full any charges incurred by you.

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SECTION 5: TERMINATION OF AGREEMENT

5.1 Termination by You.

(a) Rescission Period. You may terminate this Agreement within seven (7) days of execution by signing the attached Notice of Right to Rescind and delivering it to us. Any applicable refunds shall be paid in accordance with the refund provisions of this Agreement.

(b) Prior to Occupancy. After the lapse of the seven (7) day rescission period, but prior to the Occupancy Date, you may terminate this Agreement by delivering written notice to us prior to Occupancy. In the event of your death, illness, injury or incapacity prior to the Occupancy Date, then this Agreement shall automatically terminate. Any applicable refunds shall be paid in accordance with the refund provisions of this Agreement. In situations of Double Occupancy where one Co-Resident is precluded from taking Occupancy due to death, illness, injury or incapacity, the other Co-Resident may elect to terminate this Agreement. If such Co-Resident elects to take Occupancy of the Residence, then the Monthly Service Fee shall be reduced to the Monthly Service Fee for Single Occupancy.

(c) After Occupancy. After Occupancy, you may terminate this Agreement by delivery of written notice to us at least thirty (30) days prior to termination. Termination shall be effective after the lapse of the thirty (30) day notice period and Surrender of the Residence. Any applicable refunds shall be paid in accordance with the refund provisions of this Agreement.

5.2 Termination by Us.

(a) Prior to Occupancy. We may terminate this Agreement for just cause at any time prior to Occupancy by providing written notice to you prior to the Occupancy Date. Any applicable refunds shall be paid in accordance with the refund provisions of this Agreement.

(b) After Occupancy. We may terminate this Agreement for just cause and delivery of thirty (30) days written notice to you or your representative or such written notice as is reasonable under the circumstances. Just cause shall include but not be limited to, a default in payment; the submission of any materially false information; the failure of you to abide by our rules, regulations, policies, and procedures; the breach of any of the other terms of this Agreement; or a good faith determination in writing signed by our Medical Director and Executive Director that your continued Occupancy in the Residence either creates a serious threat or danger to your life, health, or safety or creates a serious threat or danger to the life, health, safety, or peaceful enjoyment of other residents or persons in the Community. In situations where continued Occupancy threatens the life, health, safety, or peaceful enjoyment of you or other residents, only such notice as is reasonably practicable under the circumstances shall be provided to you or your representative, and termination may be effective immediately. Any applicable refunds shall be paid in accordance with the refund provisions of this Agreement.

5.3 Termination Upon Permanent Transfer to an Outside Care Facility. If you are permanently transferred to an outside care facility, this Agreement shall terminate. Any applicable refunds shall be paid in accordance with the refund provisions of this Agreement. In

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the case of Double Occupancy, this Agreement shall terminate only as to the transferring Co-Resident. The Co-Resident remaining in the Residence shall continue to pay the applicable Monthly Service Fee. No refund shall be due so long as the remaining Co-Resident continues to reside in the Residence and until all other conditions for a refund have been satisfied.

5.4 Surrender. The obligation to pay the Monthly Service Fee shall continue until after the lapse of any mandatory notice period for termination and the Residence has been surrendered by you, or in the case of death, by your estate or your family. Surrender of the Residence shall be complete when you have ceased to occupy it, have removed all possessions from it, have turned over the Residence keys to us and signed a Residence Release. Amortization of the Entrance Fee shall cease upon Surrender and any applicable refund or Health Care Reserve amount (as the case may be) shall be calculated as of that time.

5.5 Further Obligations and Release Upon Termination. Upon the termination of this Agreement, we are released from any further obligations to you except for the delivery of personal property as limited by this Agreement, and the payment of any refund, if any refund is due. You are released from any further obligations to the Community after all of your financial and indemnification obligations have been met under this Agreement. The provisions of Section 2.5 addressing joint and several liability for the financial obligations of Co-Residents and the indemnification provision reflected in Section 13.13 survive the termination of this Agreement and shall remain in full force and effect.

SECTION 6: REFUND OF ENTRANCE FEE

6.1 Refund of Entrance Fee During Rescission Period. If you terminate this Agreement within the seven (7) day rescission period, we shall make a full refund of the Entrance Fee.

6.2 Refund of Entrance Fee Prior to Occupancy. If you terminate this Agreement after the lapse of the seven (7) day rescission period, but prior to the Occupancy Date for reasons other than death, illness, injury or incapacity, then we shall retain five percent (5%) of the total Entrance Fee. The balance of any Entrance Fee payments shall be refunded to you, less any amounts deducted to cover expenses incurred by us at your specific written request. In the event we terminate for just cause or if this Agreement is terminated because of your death, illness, injury or incapacity prior to the Occupancy Date, then the Entrance Fee shall be refunded to you, less any amounts deducted to cover expenses incurred by us at your specific written request.

6.3 Refund of Entrance Fee for Termination After Occupancy. In the event of the termination of this Agreement for any reason after Occupancy, you shall receive (a) a refund of the total Entrance Fee paid, less an amount equal to two-percent (2%) of the total Entrance Fee paid for each full calendar month (or portion, thereof) which has elapsed from the date of Occupancy to the effective date of termination, and (b) a processing fee of two-percent (2%) of the total Entrance Fee paid. NO REFUND OF THE ENTRANCE FEE WILL BE MADE TO YOU OR YOUR ESTATE AFTER FORTY-NINE (49) MONTHS OF OCCUPANCY UNDER THIS AGREEMENT. You will be entitled to the unamortized portion of the Entrance Fee, if any, subject to the limitations below. Any applicable refund shall be subject to deductions for any financial assistance provided to you by us, and/or any amounts necessary to cover costs

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incurred by us to refurbish, restore or repair the Residence in the event of unreasonable wear and tear, and/or costs incurred at your specific written request, and/or any unpaid charges.

6.4 No Accrual of Interest. No interest shall accrue to the benefit of you or your estate on any amounts required to be refunded under this Agreement, including the Health Care Reserve, and no interest shall be paid on termination.

6.5 Conditions and Due Date for Refund Payments. Prior to Occupancy, any applicable refund shall be made within thirty (30) days of the termination of this Agreement. After Occupancy, and subject to the provisions of Section 4, any applicable refund shall be made after the following have been completed: (a) the Residence has been vacated and surrendered; (b) keys to the Residence and to buildings have been returned to us; (c) all personal furniture and belongings have been removed from the Residence; (d) the Residence Release Form has been signed and this Agreement has been terminated; (e) we have accepted and entered into a Continuing Care Residency Agreement with a new resident for the Residence most recently occupied by you and the seven (7) day rescission period has expired; (f) the replacement Entrance Fee has been paid in full for the Residence most recently occupied by you; and (g) such new resident has taken Occupancy. Any applicable refund shall be paid after all of the above conditions have been completed. Upon completion of all of the aforementioned conditions, any applicable refund shall be paid to you or your estate within sixty (60) days thereafter. In situations of Double Occupancy, there shall be no refund, partial or otherwise, upon the death, permanent transfer, or voluntary departure from the Community of only one Co-Resident.

6.6 Double Occupancy – Limitation on Availability of Refund. It is the intention of the parties that any applicable refund will only be made in accordance with Section 6.5 after the last surviving Co-Resident vacates and surrenders the Residence, and this Agreement is terminated. In situations of Double Occupancy where one Co-Resident is transferred to the Nursing Center and becomes eligible for Medical Assistance, no potential future refund shall be available to pay for Routine Nursing Care Services. If, however, DHS construes any potential future refund as an available resource, or if any court, administrative agency, or other appropriate tribunal having jurisdiction determines that Section 6.5 is contrary to law or Medical Assistance eligibility requirements, then we shall make available the amount determined by DHS or other appropriate tribunal as an available resource as a refund, and apply such refund to the payment of Routine Nursing Care Services for the particular Co-Resident.

SECTION 7: CONTINUING CARE

7.1 Conditions of Occupancy. You shall have the right to occupy the Residence for so long as you satisfy the Conditions of Occupancy, which may change from time to time. You agree to provide appropriate information regarding your ability to meet the Conditions of Occupancy, upon request. Conditions of Occupancy include:

(a.) Age – You must be at least sixty (60) years of age at the time of residency. However, in the case of double occupancy, at least one of you must meet this age criteria and, the other may be as young as fifty-five (55) years of age. Exceptions may be made based on circumstances and may require adjustments in the stated fee structure.

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(b.) **Interview** - You shall have an interview with a representative of Community prior to acceptance of your application. After reviewing all information required to be furnished herein, additional personal interviews may be required by Community.

(c.) **Application** -You shall submit for Community's review and approval an Application for Residency together with financial forms within thirty (30) days of signing this Agreement. You will provide updated information to Community, upon written request.

7.2 **Nursing Center and Personal Care Facility.** We operate licensed Nursing Centers and Personal Care Facilities for the provision of Routine Nursing Care Services and Personal Care Services which shall be available to you on a priority access basis so long as you meet all criteria for admission, which includes financial criteria. The intentional dissipation or transfer of your assets or resources shall result in your ineligibility for admission to the Nursing Center or Personal Care Facility. The costs of Routine Nursing Care Services and Personal Care Services are at an additional fee-for-service charge and are not included in the Monthly Service Fee. We shall exercise our best efforts to accommodate your level of care needs based on availability. If you are temporarily or permanently transferred to the Nursing Center or Personal Care Facility, you shall sign an admission agreement for the provision of Routine Nursing Care Services or Personal Care Services, which shall supplement the terms of this Agreement. If any provision of the admission agreement is in conflict or inconsistent with any of the terms or provisions of this Agreement, then this Agreement shall govern and control the relationship between you and us. Movement and transfer of your property and payment of such shall be your or your designee's responsibility.

7.3 **Decision to Transfer.** With the concurrence of our Medical Director, we may transfer you from and between the Residence and the Nursing Center, Personal Care Facility or any other appropriate care facility if we determine that such a move should be made for your health, safety, or welfare, or for the proper operation of the Community, or because you no longer satisfy the Conditions of Occupancy of the Residence. If you are transferred permanently to the Nursing Center, Personal Care Facility or to any other appropriate care facility, we may declare the Residence vacant and reassign the Residence to another resident. The decision as to whether a transfer shall be deemed temporary or permanent shall be made by us at our sole discretion, with the concurrence of our Medical Director, after consideration of your opinion, the advice of your family, and if requested and paid by you, the opinion of your physician. Your opinion and the advice of your family and your physician are advisory only and shall not be binding on us.

7.4 **Charges Related to Transfer.**

(a) **Single Occupancy.**

(i) **Temporary Transfer.** During any temporary transfer to the Nursing Center, Personal Care Facility or another facility, you shall continue to pay the Monthly Service Fee in addition to all costs and charges related to the transfer to and occupancy of the Nursing Center, Personal Care Facility or other facility. You may return to the Residence at such time as we determine that you can satisfy the Conditions of Occupancy.

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(ii) Permanent Transfer. Upon permanent transfer to the Nursing Center or Personal Care Facility, and after Surrender of the Residence, the obligation to pay the Monthly Service Fee shall end. This Agreement shall remain in full force and effect upon your permanent transfer. In accordance with the terms and conditions of Section 4, the Health Care Reserve will be applied to the charges incurred by you in the Nursing Center or Personal Care Facility until the termination of this Agreement or until the Health Care Reserve is exhausted. Upon permanent transfer to another facility, and after Surrender of the Residence, the obligation to pay the Monthly Service Fee shall end and this Agreement shall terminate. You shall pay all costs and charges related to the transfer to and occupancy of the other facility.

(b) Double Occupancy.

(i) Temporary Transfer. During temporary transfer of one Co-Resident to the Nursing Center, Personal Care Facility or another facility, the Monthly Service Fee shall be reduced to Single Occupancy. Both Co-Residents shall be collectively responsible to pay the charges incurred for the transferred Co-Resident's care and services provided in the Nursing Center, Personal Care Facility or other facility. In situations where one Co-Resident temporarily transfers to the Nursing Center, this provision shall not be construed so as to impair such Co-Resident's eligibility for Medicare or Medical Assistance benefits. In the event both Co-Residents are temporarily transferred to another level of care, the Monthly Service Fee shall remain the same, and both Co-Residents shall be charged and are collectively responsible to pay the charges for care and services provided. You may return to the Residence at such time as we determine that you can satisfy the Conditions of Occupancy.

(ii) Permanent Transfer. Upon the permanent transfer of one Co-Resident to the Nursing Center, Personal Care Facility or another facility, the Monthly Service Fee shall be reduced to Single Occupancy. Both Co-Residents shall be collectively responsible to pay the charges incurred for the transferred Co-Resident's care and services provided in the Nursing Center, Personal Care Facility or other facility. In situations where one Co-Resident permanently transfers to the Nursing Center, this provision shall not be construed so as to impair such Co-Resident's eligibility for Medicare or Medical Assistance benefits. In the event both Co-Residents are permanently transferred to the Nursing Center or Personal Care Facility, then, after Surrender of the Residence, the obligation to pay the Monthly Service Fee shall end. This Agreement shall remain in full force and effect upon your permanent transfer. In accordance with the terms and conditions of Section 4, the Health Care Reserve shall be applied by us to the charges incurred by you in the Nursing Center or Personal Care Facility until the termination of this Agreement, or until the Health Care Reserve is exhausted. In the event both Co-Residents are permanently transferred to another facility, then, after Surrender of the Residence, the obligation to pay the Monthly Service Fee shall end and this Agreement shall terminate. You shall be charged and shall collectively be responsible to pay the charges for care and services in the other facility.

7.5 Adult Day Services. Adult day services are available to you on a priority access basis through Elder Day at Menno-Haven at an additional charge.

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7.6 Private Duty Nursing or Companion Services in the Residence. Subject to the approval of the Community, you may utilize the services of private duty nurses or companions providing personal or nursing care services in the Residence so long as you are able to satisfy the Conditions of Occupancy.

These services must be approved in advance and in writing by us. We reserve the right to review credentials of all nurses and companions, to approve or prohibit the use of or to require the discontinuation of such services. You are responsible to pay for all such services. As a condition of approval, all private duty nurses or companions must provide us with an appropriate release and indemnification agreement, proof of workers' compensation and liability insurance, as well as proof that such nurses or companions are free of tuberculosis and/or any other contagious or communicable disease, and are subject to a criminal background check. In the absence of worker's compensation insurance, you are required to provide this insurance to the extent required by law. A family caregiver may not reside in your Residence with you unless approved in writing by us.

In exchange for our consent to your request for the services of a private duty nurse, companion, or other assistant, we may ask you to complete an Aging-in-Place Addendum, which shall be attached to this Agreement and incorporated by reference. We reserve the right to terminate your authorization to utilize the services of private duty nurses, nurse assistants or companions in the event that you do not comply with the requirements of this Section or the Aging-in-Place Addendum, or require transfer to another level of care. If transfer to another level of care is required, then we reserve the right to transfer you to another level of care within the Community or to another external care facility as appropriate.

7.7 Health Care Services and Liability for Health Care Costs. While you reside in your Residence, you are responsible for obtaining and paying for your own health care services including Routine Nursing Care Services and Personal Care Services, if applicable.

7.8 No Obligation to Prepay for Health Care Services. We are a fee-for-service continuing care provider and do not require you to prepay for health care services. We do not accept any liability to pay for your future health care services. Because you are not required to prepay for any health care services, if any other health care provider seeks payment from you for services offered under this Agreement, we shall not assume any liability for or make any payment for any such health care services.

7.9 Future Use of Facilities. Although there is no current plan to discontinue operations of the Nursing Center or Personal Care Facility or the provision of adult day services, if deemed to be in the best interests of the perpetuation of our mission by the Board of Directors, we reserve the right at some future point to change the availability of the number of beds or to discontinue the operation of these facilities and/or these services. Should we elect to modify the scope of services, there are no assurances that any replacement facilities will be available at the Community. In any case, it is our intent to have care facilities and/or services available.

7.10 Response Call System. In the event of a medical emergency, you are required to contact 911 to obtain medical assistance. If your Residence is equipped with a twenty-four (24) hour

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response call system, you may use the call system to inform us of a medical emergency. If you utilize the response call system in such an emergency, we or our agent shall call 911 on your behalf. We do not provide Emergency Medical Services (EMS) or Emergency Medical Technicians (EMT). We disclaim any and all responsibility for providing emergency medical care services in your Residence.

SECTION 8: POWER OF ATTORNEY AND GUARDIANSHIP

8.1 Powers of Attorney. We require that you furnish to us, no later than the actual date of Occupancy, a Financial Power of Attorney and a Health Care Power of Attorney executed by you, which will be maintained in our files. The agent designated under the Financial Power of Attorney shall be responsible for your financial matters should you choose or if you become unable to manage them on your own.

8.2 Legal Guardian. If you become incapacitated or unable to properly care for self or property, and no representative has been lawfully designated to act on your behalf or no lawfully designated representative is available or able to act on your behalf, then we shall have the option to institute legal proceedings to adjudge you incapacitated and have a guardian appointed for you or your estate or both. You authorize us to nominate a legal guardian to serve, subject to court approval, and you release us from any liability related to the nomination. All costs of such legal proceedings, including legal fees, shall be paid by you or the legally appointed guardian of your estate.

SECTION 9: RESIDENT OBLIGATIONS AND RIGHTS

9.1 Right to Receive Disclosure Statements. We shall deliver to you prior to or at the time of the execution of this Agreement, and make available to you at least annually thereafter, a copy of our Disclosure Statement required by the Continuing Care Provider Registration and Disclosure Act, Act No. 82 of 1984.

9.2 No Ownership Interest/Subordination. Your rights are primarily for services, with a contractual right of Occupancy. The rights and privileges granted to you by this Agreement do not include any right, title, or interest in part of the personal property, land, buildings, and improvements owned, leased or administered by us. Nothing contained in this Agreement shall be construed to create the relationship of landlord and tenant between you and us.

Any rights, privileges, or benefits under this Agreement, including your right to a full or partial refund, shall be subordinate to any existing or subsequent mortgages or deeds of trust on any of the premises or to any other interest in the real property of the Community and to all amendments, modifications, replacements, or re-financings of any existing or subsequent mortgages or deeds of trust or to any liens or security interests held by secured creditors of Community. This subordination provision means that the claims of secured creditors in the event of Community's bankruptcy or default on its financial obligations shall be paid before you are entitled to receive any applicable refund. Upon request, you shall execute and deliver any

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document, which is required by us, or by the holder of any such mortgages or deeds of trust or other encumbrances, to effect such subordination or to evidence the same.

9.3 Inspection of Residence and Right of Entry. In the case of an emergency, you shall permit us, our agents, or our representative to enter your Residence. We have the right to enter your Residence to perform, if applicable, scheduled housekeeping or routine maintenance, to make reasonable inspections, repairs, and replacements, or for other reasonably necessary purposes having due regard for your privacy. Such entry by us, our agents or appointed representative shall be made only with reasonable advance notice except under what we consider to be difficult or serious circumstances as deemed necessary and appropriate by us.

9.4 Housekeeping/Housecleaning Responsibilities. We expect that you shall maintain your Residence in a clean, sanitary, and orderly condition. If you do not maintain your Residence in a reasonable manner as determined by us, after notice to you, we shall have the right to maintain the Residence and the cost of such additional cleaning or maintenance shall be charged to you.

9.5 Health Insurance. We expect that some of the cost of medicines, medical or nursing services or equipment provided for you under this Agreement shall be paid by present or future federal, state, municipal, or private plans or programs of medical/surgical insurance, including, without limitation, the benefits available through Social Security programs (commonly known as "Medicare A, B and D"). Prior to Occupancy, you shall secure medical and surgical insurance for protection from medical risks, and when eligible, shall secure and maintain at your expense coverage available under the federal government social security health insurance programs or an equivalent policy approved in writing by us as an insurance that we accept, and at least one Medicare supplemental health insurance policy (commonly known as Medigap insurance, which must include coverage for nursing care co-insurance) approved in writing by us as an insurance that we accept, which provides coverage for Medicare deductibles and co-insurance.

Proof of such insurance must be provided at the time of application and prior to admission and the Community may require you to provide proof of health insurance from time to time after Occupancy. In the event you fail to maintain your insurance because of failure to make premium payments, we reserve the right to make such payments for purposes of maintaining your insurance in force for your benefit. You are obligated to reimburse us for such payments made on your behalf and the cost of such premium shall be added to and included in the Monthly Service Fee. The payment by us of any premium due on the required policies does not constitute a waiver of our right to terminate this Agreement upon your failure to make such premium payments and we have no obligation or liability to provide or pay for your health insurance.

9.6 Vehicles On Campus. You may operate a vehicle on our campus only if you have a valid driver's license and current inspection, valid state registration and insurance. You must comply with our rules governing the safe operation of motor vehicles. We reserve the right to remove your vehicle from our property if you do not abide by our rules.

9.7 Insurance Requirements. You shall obtain at your expense, personal property and general liability insurance in an appropriate amount to cover your obligations. You shall provide

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us with Certificates of Insurance verifying this coverage. Policies shall be endorsed so as to provide that we shall receive thirty (30) days prior written notice of cancellation or non-renewal.

9.8 Responsibility for Property Damage to Community.

(a) Responsibility for Condition of Residence Upon Termination. Upon the termination of this Agreement, or at such other time as you vacate and Surrender the Residence, you must leave it in as good condition as the date of Occupancy except for reasonable wear and tear. If the Residence is damaged beyond ordinary wear and tear, as reasonably determined by us, the costs of repair are your obligation and such costs shall be billed directly to you or your estate, or alternatively, deducted from any refund that may be due.

(b) Property Damages Caused by Resident. Any loss or damage to our real or personal property caused by you or your guests shall be paid by you. In the event of your death, your estate shall be liable for any loss or damage to our property caused by you.

9.9 Release Regarding Conduct of Other Residents or Guests. We assume no responsibility for your conduct or the conduct of any other residents, and you hereby release and discharge us from any claims for injury or damage to you or to your personal property caused by the conduct of other residents or guests.

9.10 Responsibility For Your Personal Property.

(a) Responsibility for Loss or Damage. We shall not be responsible for the loss or damage due to fire, theft, or other causes of any property belonging to you, or your estate, or your guests.

(b) Removal of Personal Property. Your personal property shall be removed from the Residence within thirty (30) days following your move or your death. If personal property is not removed within this time, then we have the right to remove such property and store it at the expense and risk of you or your estate. Articles of personal property remaining in storage sixty (60) days following Surrender shall become our property.

9.11 Rules, Regulations, Policies, and Procedures. You shall cooperate, and comply with all rules, regulations, policies, and procedures established by the Community. Rules, regulations, policies, and procedures are set forth in the Resident Handbook, and other publications or documents of the Community, and they are subject to change from time to time.

9.12 Your Rights are Personal and Non-transferable. Your rights and privileges under this Agreement are personal to you and cannot be transferred or assigned. No person other than you may occupy or use the Residence covered by this Agreement unless approved in writing by us.

9.13 Right of Self-Organization. Residents within the Community have the right of self-organization. Additionally, a representative designated by us shall hold quarterly meetings during the calendar year with residents of Community. At least seven (7) days 'notice of each quarterly meeting shall be given to you.

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9.14 Pets. With our approval, you may have a pet so long as the requirements of our pet policy, which may change from time to time, are met. You assume financial responsibility and any obligations for any damage caused by the pet. We reserve the right to rescind approval of the pet if we determine that the pet constitutes a nuisance or danger to Community, or threatens the quiet enjoyment of other residents.

9.15 Smoking. We are a smoke-free community. We do not permit smoking anywhere on our properties, including your Residence, in accordance with our no smoking policy described in the Resident Handbook, which is subject to change from time to time. Residents are responsible to enforce this policy with their guests. In the event that you smoke in your Residence, we reserve the right to terminate this Agreement for failure to comply with our no smoking policy, and you shall be responsible for the complete cost of refurbishment of the Residence, including the elimination of any smoke damage, residue and odor.

SECTION 10: CASUALTY LOSS

If your Residence or the building in which your Residence is located, is destroyed or is damaged by fire or other casualty that it is rendered generally unfit for Occupancy, we shall endeavor in good faith to rebuild and replace it or the building with substantially similar accommodations. In the unlikely event that we determine that rebuilding is not feasible due to conditions created by the catastrophic loss, then we shall strive to develop an alternative restoration plan in which we shall exercise in good faith our best efforts to locate, identify or provide, reasonable alternative accommodations for any resident affected by such a catastrophic loss.

If the damage does not render the Residence unfit for Occupancy, we shall be obligated to rebuild or repair the damage to the Residence as soon as reasonably possible for Occupancy by you, and this Agreement shall remain effective unless the parties may otherwise mutually agree. We shall not be liable for any damage, compensation, or claim by reason of inconvenience or annoyance arising from the necessity of repairing any portion of the Residence, or the interruption in use of the Residence. In the event that even with good faith efforts by the Community we are not able to rebuild and replace your Residence with substantially similar accommodations or identify and provide, reasonable alternative accommodations, we will provide notice to the Insurance Department of such a catastrophic loss prior to a decision to terminate any agreements, which will provide an opportunity for the Insurance Commissioner to intervene on your behalf. If this Agreement is terminated as a result of a catastrophic incident, a written notice of termination shall be given to you as soon as is reasonably possible from the date of the damage to the Residence along with explanation of our limitations.

SECTION 11: CAMPUS PLANNING OR RENOVATION

For the benefit of the overall planning of the Community, we reserve the right to relocate you to another residence within the Community in the event your Residence or the building in which your Residence is located is subject to renovation or closure. In such event, you shall relocate to a residence that is available. In the event of such relocation, we shall assume

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responsibility for your reasonable moving costs. During Occupancy of the other residence, you are responsible to pay the Monthly Service Fee applicable to that residence. If the relocation is a permanent move, then an addendum shall be added to this Agreement in accordance with the Transfer Policy detailed in Section 3. If the move is a temporary move, then all costs associated with relocating to the renovated residence or the building in which the residence is located shall be paid by us.

SECTION 12: GRIEVANCE PROCEDURE

12.1 Reporting Complaints. If you believe that you are being mistreated in any way or your rights have been or are being violated by staff or another resident, you shall make your concern known to us as soon as possible through the established methods such as resident councils, suggestions, and open door policy. Before you may pursue mediation and/or arbitration, you must first exhaust all methods of grievance resolution and notify us in writing of any such concerns, and then provide us with sixty (60) days to resolve.

12.2 Voluntary Mediation. We strive to satisfy all concerns in a timely manner. Mediation is a form of alternative dispute resolution whereby an impartial person facilitates communication between the parties. The goal of mediation is to resolve the dispute promptly, amicably, and without incurring significant time and expense. Mediations are non-binding in nature. This Agreement provides for voluntary mediation whereby the parties may, upon mutual agreement, engage in mediation before resorting to arbitration. If the parties mutually agree to mediate any dispute that may arise between them, then the parties shall simultaneously agree on the process for selecting a mediator or, alternatively, the parties shall agree on a mediator that may be proposed by either party at the time of entering into the agreement to mediate. The mediation shall be conducted at a site selected by us, which shall be at the Community or at a site within a reasonable distance of Community. If the parties are unable to resolve their dispute through mediation, then the dispute may only be resolved by arbitration as provided in this Agreement. If the parties do not mutually agree to mediate any dispute that may arise between them, then they may proceed directly to arbitration. The costs of the mediation shall be borne equally by each party, and each party shall be responsible for their own legal fees.

12.3 Mandatory, Binding Arbitration. Arbitration is a specific process of dispute resolution utilized instead of the traditional state or federal court system. Instead of a judge and/or jury determining the outcome of a dispute, a neutral third party ("Arbitrator(s)") chosen by the parties to this Agreement renders the decision, which is binding on both parties. Generally an Arbitrator's decision is final and not open to appeal. The Arbitrator shall hear both sides of the story and render a decision based on fairness, law, common sense and the rules established by the Arbitration Association selected by the parties. When Arbitration is mandatory, as it is under this Agreement, it is the only legal process available to the parties. Mandatory Arbitration has been selected with the goal of reducing the time, formalities and cost of utilizing the court system. You or, in the event of your incapacity, your authorized representative has the right to rescind this arbitration clause in accordance with the terms and conditions specified in Section 12.3(h) of this Agreement.

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(a) Contractual and/or Property Damage Disputes. Unless resolved or settled by mediation, any controversy, dispute, disagreement or claim of any kind or nature, arising from, or relating to this Agreement, or concerning any rights arising from or relating to an alleged breach of this Agreement, with the exception of (1) guardianship proceedings resulting from your alleged incapacity; (2) collection actions initiated by us for non-payment of stay which results in a financial loss to us; and (3) claims that are in an amount that do not exceed the jurisdictional limit of the magisterial district court, shall be settled exclusively by arbitration. This means that you shall not be able to file a lawsuit in any court to resolve any disputes or claims that you may have against us. It also means that you are relinquishing or giving up all rights that you may have to a jury trial to resolve any disputes or claims against us. It also means that we are giving up any rights we may have to a jury trial or to bring claims in a court against you. Subject to Section 12.3(f), the Arbitration shall be administered by ADR Options, Inc., in accordance with the ADR Options Rules of Procedure, and judgment on any award rendered by the arbitrator(s) may be entered in any court having appropriate jurisdiction. You acknowledge and understand that there shall be no jury trial on any claim or dispute submitted to arbitration, and you relinquish and give up your rights to a jury trial on any matter submitted to arbitration under this Agreement.

(b) Personal Injury or Medical Malpractice. Unless resolved or settled by mediation, any claim that you may have against us for any personal injuries sustained by you arising from or relating to any alleged medical malpractice, inadequate care, or any other cause or reason while residing in Community, shall be settled exclusively by arbitration. This means that you shall not be able to file a lawsuit in any court to bring any claims that you may have against us for personal injuries incurred while residing in Community. It also means that you are relinquishing or giving up all rights that you may have to a jury trial to litigate any claims for damages or losses allegedly incurred as a result of personal injuries sustained while residing in Community. Subject to Section 12.3(f), the Arbitration shall be administered by ADR Options, Inc., in accordance with the ADR Options Rules of Procedure, and judgment on any award rendered by the arbitrator(s) may be entered in any court having appropriate jurisdiction. You acknowledge and understand that there shall be no jury trial on any claim or dispute submitted to arbitration, and you relinquish and give up your right to a jury trial on any claims for damages arising from personal injuries to you which are submitted to arbitration under this Agreement.

(c) Exclusion From Arbitration. Those disputes which have been excluded from mandatory arbitration (i.e., guardianship proceedings, collection actions initiated by us and claims that are in an amount that do not exceed the jurisdictional limit of the magisterial district court) may be resolved through the use of the judicial system. In situations involving any of the matters excluded from mandatory arbitration, neither you nor we are required to use the arbitration process. Any legal actions related to those matters may be filed and litigated in any court which may have jurisdiction over the dispute.

(d) Right to Legal Counsel. You have the right to be represented by legal counsel in any proceedings initiated under this arbitration provision. Because this arbitration provision addresses important legal rights, we encourage and recommend that you obtain the advice and assistance of legal counsel to review the legal significance of this mandatory arbitration provision prior to signing this Agreement.

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(e) Location of Arbitration. The Arbitration shall be conducted at a site selected by us, which may be at the Community or at a site within a reasonable distance of Community.

(f) Time Limitation for Arbitration. Any request for arbitration of a dispute must be requested and submitted to ADR Options, Inc., with notice to the other party, prior to the lapse of two (2) years from the date on which the event giving rise to the dispute occurred. ADR Options, Inc., is the designated arbitration agency that shall hear disputes specified in Sections 12.3(a-b) of this Agreement. ADR Options, Inc., is an impartial alternative dispute resolution organization that provides a panel of neutral third party arbitrators from which you and Community, upon mutual agreement, shall select an arbitrator to facilitate dispute resolution. In the event ADR Options, Inc., is unable or unwilling to serve, then the request for Arbitration must be submitted to us within thirty (30) days of receipt of notice or other determination of ADR Options, Inc.'s, unwillingness or inability to serve as a neutral arbitrator. We shall select an alternative neutral arbitration service within thirty (30) days thereafter and the selected Arbitration Agency's procedural rules shall apply to the arbitration proceeding. The failure to submit a request for Arbitration to ADR Options, Inc., or an alternate neutral arbitration service selected by us, within the designated time (i.e., two (2) years) shall operate as a bar to any subsequent request for Arbitration, or for any claim for relief or a remedy, or to any action or legal proceeding of any kind or nature, and the parties shall be forever barred from arbitrating or litigating a resolution to any such dispute. Contact information for ADR Options, Inc., is as follows: Two Commerce Square, Suite 1100, 2001 Market Street, Philadelphia, PA 19103-7044. Phone: (215) 564-1775/ (800) 364-6098; Fax: (215) 564-1822; Website: www.adroptions.com.

(g) Allocation of Costs for Arbitration. The costs of the arbitration shall be borne equally by each party, and each party shall be responsible for their own legal fees.

(h) Limited Resident Right to Rescind this Mandatory, Binding Arbitration Clause (Section 12.3(a-k) of this Agreement). You or, in the event of your incapacity, your authorized representative have the right to rescind this arbitration clause by notifying us in writing within thirty (30) days of the execution of this Agreement. Such notice must be sent via certified mail to the Community, and the notice must be post-marked within thirty (30) days of the execution of this Agreement. The notice may also be hand-delivered to the Community within the same thirty (30) day period. The filing of a claim in a court of law within the thirty (30) days provided for above shall automatically rescind the arbitration clause without any further action by you or your authorized representative.

(i) Not a Condition of Admission or Continued Stay. Mandatory arbitration is not required as a condition of admission or continued stay in the Community.

(j) Confidentiality. You agree that, at all times, you will keep any information regarding the arbitration proceeding, including rulings, decisions and awards by the arbitrator, confidential and will not disclose voluntarily to any third party, except to the extent required by law. You are permitted to disclose that the matter has been resolved, without disclosing the results of the arbitration proceeding.

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(k) Severability of Arbitration Clause (Section 12.3(a-k) of this Agreement). If any provision of this arbitration clause is determined by a judicial or administrative tribunal of proper jurisdiction to be invalid or unenforceable, such provision shall be severed and the balance of this arbitration clause shall remain in full force and effect.

SECTION 13: MISCELLANEOUS PROVISIONS

13.1 Your Continuing Disclosure Obligation. The information regarding your age and financial affairs and your ability to meet the Conditions of Occupancy submitted by you in our admissions forms and related application documents is a material part of this Agreement, and this information is incorporated as a part of this Agreement. You acknowledge that the submission of false information may, in our judgment, constitute grounds for the termination of this Agreement. You must disclose any material changes in your financial situation or your ability to meet the Conditions of Occupancy before and after Occupancy. Upon our request, you shall provide updated financial information. This information will help the Community plan for financial viability. The failure to make such disclosure may, in our judgment, constitute grounds to terminate this Agreement.

13.2 Receipt of Disclosure Statement and Resident Handbook. You acknowledge receiving a copy of our annual Disclosure Statement and Resident Handbook prior to signing this Agreement. You are obligated to comply with our rules, regulations, policies, and procedures reflected in the Resident Handbook. The Resident Handbook is subject to change from time to time and shall not be construed as imposing any contractual obligations on us or granting any contractual rights to you.

13.3 Community's Modification of Agreement and Policies. We reserve the right to modify unilaterally this Agreement to conform to changes in law or regulation, and to make modifications in our rules, regulations, policies, and procedures as we deem reasonably appropriate for the safe and efficient operation of the Community.

13.4 Binding Effect. Except as otherwise provided herein, this Agreement shall bind and serve to benefit our successors and assigns as well as your heirs, executors, administrators and assigns.

13.5 Consent to Assignment. You expressly give Community the right to assign any or all of its interest under the terms of this Agreement without your consent.

13.6 Governing Law. This Agreement shall be interpreted according to the laws of the Commonwealth of Pennsylvania.

13.7 Headings. Section headings are included solely to provide ease of reference, and are to be given no effect in the interpretation of this Agreement.

13.8 Non-waiver of the Continuing Care Provider Registration and Disclosure Act of 1984. No act, agreement, or statement by you, or by an individual purchasing care for you under this Agreement or any agreement to furnish care to you, shall constitute a valid waiver of any

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provision of the Continuing Care Provider Registration and Disclosure Act of 1984 ("Act") which is intended for the benefit or protection of you or the individual purchasing care for you.

13.9 Limitations on Private Cause of Action. You may not file or maintain an action under the Act, if you, before filing the action, received an offer, approved by the Insurance Commissioner, to refund all amounts paid by you to us, the facility or person alleged to have violated the Act together with interest from the date of payment, less the reasonable value of care and lodging provided prior to receipt of the offer and you failed to accept the offer within thirty (30) days of its receipt.

13.10 Severability. If any provision of this Agreement is determined by a judicial or administrative tribunal of proper jurisdiction to be invalid or unenforceable, such provision shall be severed and the balance of this Agreement shall remain in full force and effect.

13.11 Acts of Forbearance. No act of forbearance or failure to insist upon prompt performance of any of the terms of this Agreement by us shall be construed as a waiver of any of the rights granted to us.

13.12 Entire Agreement. This Agreement, along with applicable addendum(s), constitutes the entire Agreement between you and us. We shall not be responsible or liable for any statements, representations, or promises made by any person representing or purporting to represent us, unless such statements, representations, or promises are set forth in this Agreement. Any brochures or advertisements describing us are for the purpose of inviting inquiries only and are not to be relied upon as legally or contractually binding. This Agreement may not be amended except by a subsequent written addendum approved by us and in mutual agreement signed by both parties.

13.13 Indemnification. You shall indemnify and hold us harmless from and against, and are responsible to pay for, any damages, including our attorneys' fees and reasonable costs, including those incident to establishing the right to indemnification, arising from any injury to or death of any person or other resident, or arising from any damage to or loss of the property of any person or resident, caused by your acts or omissions, to the fullest extent permitted by law.

SECTION 14: NOTICE

Notice, when required by the terms of this Agreement, shall be deemed to have been properly given, if and when delivered personally, or if sent by certified mail, return receipt requested, when post-marked, postage prepaid, and addressed as follows:

To Community:

Marketing Director
Menno Haven Retirement Communities
300 Ridgeview
Chambersburg PA 17201

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To Resident (Before Occupancy)

Resident Name
Resident Address Line 1
Resident Address Line 2
Resident Phone Number

After Occupancy, notice shall be provided to you at the Residence specified in this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES ON FOLLOWING PAGE]

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AGREEMENT AUTHORIZATIONS AND SIGNATURES

You hereby acknowledge reading this Agreement in its entirety, understanding its provisions, and having been provided an opportunity to consult with personal advisors, including legal counsel, regarding its terms.

This Agreement shall not be effective until the Application for Residency has been approved, all age and other requirements for admission have been satisfied and all applicable parties have signed below.

IN WITNESS WHEREOF, we have caused this Agreement to be signed by our authorized representative, and you have hereunto affixed your signature(s), the day and year first above written.

Attest:

_____

Date: _____

Menno-Haven, Inc.

By: _____

Authorized Representative

Date: _____

Witness:

_____

Date: _____

_____

Resident/Co-Resident

Date: _____

Witness:

_____

Date: _____

_____

Co-Resident

Date: _____

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NOTICE OF RIGHT TO RESCIND

Date rescission period begins__/__/**2026.** You may rescind and terminate your Continuing Care Residency Agreement without penalty or forfeiture within seven (7) days of the above date. You are not required to move into the continuing care facility before the expiration of this seven (7) day period. No other agreement or statement you sign shall constitute a waiver of your right to rescind your Continuing Care Residency Agreement within this seven (7) day period.

To rescind your Continuing Care Residency Agreement, mail or deliver a signed and dated copy of this notice, or any other dated written notice, letter or telegram, stating your desire to rescind to the following address:

Marketing Director
Menno Haven Retirement Communities
300 Ridgeview
Chambersburg PA 17201

Not later than midnight of __/__/**2026.**

Pursuant to this notice, I hereby cancel my Continuing Care Residency Agreement.

Date: _____

PROSPECTIVE RESIDENT'S SIGNATURE

_____

_____

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DEFINITIONS OF WORDS AND PHRASES

ADDITIONAL OCCUPANT: An individual who, after you take Occupancy, applies and is accepted for admission to Community to occupy the Residence as a Co-Resident.

APPLICATION FOR RESIDENCY: The application submitted to Community by those individuals seeking admission to Community.

CERTIFICATE OF INSURANCE: A document issued by an insurance carrier reflecting the coverage available under the policy.

CONDITIONS OF OCCUPANCY: The health, safety and related requirements for continued Occupancy of the Residence.

CO-RESIDENT: One of two individuals who signs an agreement to occupy one Residence.

DAILY RATE: The daily charge for Routine Nursing Care Services or Personal Care Services not including charges for additional or miscellaneous services.

DOUBLE OCCUPANCY: Two individuals residing in the Residence as Co-Residents.

DOUBLE OCCUPANCY FEE: The fee for a Co-Resident of the Residence. This charge is added to the Monthly Service Fee, if applicable.

ENTRANCE FEE: The initial charge for admission to the Community. The amount of the Entrance Fee is based on the model of the Residence.

FEE SCHEDULE: A publication reflecting current charges for ancillary and miscellaneous services rendered by the Community.

HEALTH CARE RESERVE: An amount equal to the unamortized portion of the Entrance Fee, if any, which is established by the Community in the event you transfer permanently to the Nursing Center or Personal Care Facility. The Health Care Reserve shall be available and applied to cover the charges in the Nursing Center or Personal Care Facility, in such amounts and at such times as determined by us in our discretion after consultation with you or your designee.

MEDICAL DIRECTOR: The physician designated by Community to oversee the medical affairs of the Community.

MONTHLY SERVICE FEE: The charge per month while occupying a residence for services, amenities and operation of the Community.

NURSING CENTER: The licensed nursing care facility of Community.

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OCCUPANCY: The right of possession and use of the Residence.

OCCUPANCY DATE: The date you accept Occupancy, and for the Monthly Service Fee to become due.

PERSONAL CARE FACILITY: The licensed personal care facility of Community.

PERSONAL CARE SERVICES: Assistance with or supervision in activities of daily living and/or instrumental activities of daily living in the Personal Care Facility in exchange for the Daily Rate.

RESIDENCE: The apartment, cottage or villa designated under this Agreement for Occupancy by you.

RESIDENT HANDBOOK: Community's publication reflecting the rules, regulations, policies, and procedures of the Community.

ROUTINE NURSING CARE SERVICES: The level of nursing care services that are available at the Community and provided by us in the Nursing Center in exchange for the Daily Rate. Services that are not available at the Community and are not included in Routine Nursing Care Services include, but are not limited to, one-on-one companion or CNA services; care for certain high acuity conditions, such as ventilator dependent care; dialysis services; treatment for drug and alcohol conditions; or psychiatric care. If such services become or are available, then such services are only provided for an additional fee.

SINGLE OCCUPANCY: One individual residing in a residence.

SURRENDER: To cease Occupancy of the Residence, to remove all possessions from it, to return all keys to it, and to sign a Residence Release Form.

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MENNO-HAVEN, INC.
EXHIBIT "C"
Entrance Fees and Monthly Service Fees
Brookview – A Menno Haven Community

	Number of Units	Approx Sq. Ft.	Monthly Fee Single	Monthly Fee Double	Entrance Fee
ILU – Cottages					
Alder – 2BR	4	865-965	$1,517	$1,575	$145,000-$165,000
Dogwood – 2BR	14	825	$1,517	$1,575	$134,000-$139,000
Redwood – 2BR	14	750-800	$1,517	$1,575	$113,000-128,000
Maple – 2BR	13	825-865	$1,517	$1,575	$145,000-$152,000
Juniper – 2BR	6	900-1,000	$1,517	$1,575	$212,000-$245,000
Wisteria – 2BR	10	920-1020	$1,517	$1,575	$175,000-$200,000
Oak – 2BR	10	935-975	$1,517	$1,575	$180,000-$196,000
Poplar – 2BR	12	965	$1,517	$1,575	$162,000-$177,000
Birch – 2BR	12	985	$1,517	$1,575	$158,000-$178,000
Franklin - 2 BR	3	1000-1954	$1,517	$1,575	$264,000-$455,000
Mulberry – 2BR	42	1,100-1,300	$1,517	$1,575	$276,000-$384,000
Dahlia – 2BR	16	1,320-1,500	$1,517	$1,575	$323,000-$434,000
Sage/Sage II – 2 BR	36	1256-1550	$1,517	$1,575	$373,000-$482,000
Thyme - 2 BR	8	1,350 - 1,470	$1,517	$1,575	$384,000-$414,000
ILU – Villas					
Greenebriar – 2BR	22	1,707-1,820	$1,875	$2,004	$413,000-$541,000
Arborgate – 2BR	18	1,810-1,930	$1,875	$2,004	$447,000-$564,000
Trellis – 3BR	13	1,843-1,940	$1,875	$2,004	$442,000-$518,000
Longwood – 2BR	27	1,883-2,020	$1,875	$2,004	$485,000-$668,000
Stand Alone	6	1,500-2,650	$1,875	$2,004	$478,000-$841,000
ILU Apts. – Northgate					
Hawthorne – 1BR	10	1,007	$2,675	$2,889	$213,000-$288,000
Magnolia – 2BR	28	1,211	$2,675	$2,889	$261,000-$305,000
Winterberry – 2BR	15	1,359	$2,675	$2,889	$312,000-$337,000
Total ILUs	**339**				
			Daily Rate		
Personal Care:		105	$172 - $295		
Private**					
Total Personal Care	**105**				
Nursing Care:			**Daily Rate**		
Brookview Healthcare Center			$547		
Private					
Menno Haven Rehabilitation	56				
Private Rehabilitation	44		$606		
Total Nursing Care	**100**				
Total Brookview	**544**				

MENNO-HAVEN, INC.
EXHIBIT "D"
Entrance Fees and Monthly Service Fees
Chambers Pointe – A Menno Haven Community

	Number of Units	Approx Sq. Ft.	Monthly Fee Single	Monthly Fee Double	Entrance Fee
ILU – Cottages					
Azalea – 2BR	4	900-1,000	$1,452	$1,507	$170,000-$185,000
Coriander – 2BR	39	1,130-1,200	$1,452	$1,507	$232,000-$300,000
Begonia – 2BR	8	1,150	$1,452	$1,507	$224,000-$245,000
Dahlia – 2BR	60	1,320-1,500	$1,452	$1,507	$262,000-$403,000
Freestanding Villa	1	2640	$1,794	$1,917	$589,000
ILU – Apts. Renaissance					
Rose - 1 BR	27	550	$2,364	$2,919	$98,000-$106,000
Clover - 1 BR	3	500	$2,364	$2,919	$102,000-$130,000
Ivy - 1 BR	3	620	$2,364	$2,919	$104,000-$109,000
Hemlock - 1 BR	5	620	$2,364	$2,919	$114,000-$134,000
Walnut - 2 BR	3	895	$2,587	$3,143	$177,000-$182,000
Willow - 2 BR	4	1025	$2,587	$3,143	$195,000-$218,000
Total IL Units	**157**				
Personal Care			**Daily Rate**		
Private Standard Care	94		$177 - $306		
Private Memory Care	24		$294		
Total Personal Care	**118**				
Nursing Care (Basic)			**Daily Rate**		
Private – Large	16		$567		
Private – Small	6		$560		
Semi-Private	28		$518		
Total Nursing Care	**50**				
Total Chambers Pointe	**325**				

MENNO–HAVEN, INC.
EXHIBIT "E"
AUDITED FINANCIAL REPORT

rkl ADVISORS for WHAT'S NEXT

Menno Haven, Inc.

Financial Statements

December 31, 2025 and 2024

Menno Haven, Inc.

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December 31, 2025 and 2024

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Independent Auditor's Report

To the Board of Trustees
Menno Haven, Inc.
Chambersburg, Pennsylvania

Opinion

We have audited the financial statements of Menno Haven, Inc. (the Corporation), which comprise the balance sheet as of December 31, 2025 and 2024, the related statements of operations, change in net assets, functional expenses - by natural classification, 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 Corporation as of December 31, 2025 and 2024, and the results of its operations and its 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation 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 Corporation's ability to continue as a going concern for one year after the date that the financial statements are issued or available to be issued.

5108 E. Trindle Road, Suite 100, Mechanicsburg, PA 17050 717.790.9333 717.790.9171 rklcpa.com

Auditor's Responsibilities for the Audit 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 auditor's 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.

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 Corporation's 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 Corporation's 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 audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



March 27, 2026
Mechanicsburg, Pennsylvania

Menno Haven, Inc.

Balance Sheet

	December 31, 2025	2024
Assets		
Current Assets		
Cash and cash equivalents	**$ 1,167,317**	$ 1,406,283
Accounts receivable		
Residents, net	**2,357,690**	2,346,336
Other	**1,056,058**	23,020
Current portion pledges receivable	**153,770**	161,583
Current portion of assets whose use is limited	**2,464,355**	2,386,756
Inventory	**214,065**	243,826
Prepaid expenses and other current assets	**1,484,295**	1,463,840
Total Current Assets	**8,897,550**	8,031,644
Investments	**41,183,031**	39,473,537
Assets Whose Use is Limited, Net		
Benevolent funds	**6,087,572**	4,591,516
Statutory minimum liquid reserve	**4,714,871**	4,647,224
Capital campaign funds	**441,200**	449,377
Assets held under bond indenture	**5,350,877**	5,258,567
Other	**2,835,866**	2,894,870
Total Assets Whose Use is Limited, Net	**19,430,386**	17,841,554
Property and Equipment, Net	**136,226,217**	139,496,282
Pledges Receivable, Net	**12,545**	26,155
Beneficial Interest in Annuities	**150,647**	160,462
Perpetual Trusts	**3,158,234**	3,022,081
Total Assets	**$ 209,058,610**	$ 208,051,715

	December 31, 2025	2024
Liabilities and Net Assets		
Current Liabilities		
Current portion of long-term debt, net	**$ 1,952,695**	$ 1,867,695
Line of credit	**3,805,502**	1,760,000
Notes payable	**108,500**	108,500
Accounts payable, trade	**2,048,087**	1,036,415
Accounts payable, construction	**131,949**	170,433
Accrued expenses	**3,803,759**	3,217,196
Accrued interest	**594,355**	601,756
Current portion of charitable gift annuities	**12,500**	12,500
Resident refunds	**321,995**	479,221
Resident deposits	**410,705**	484,962
Total Current Liabilities	**13,190,047**	9,738,678
Charitable Gift Annuities, Net	**91,750**	97,625
Long-Term Debt, Net	**116,009,371**	117,960,383
Refundable Entrance Fees	**7,512,579**	7,132,645
Deferred Revenue From Entrance Fees	**53,005,633**	51,034,227
Total Liabilities	**189,809,380**	185,963,558
Net Assets		
Without donor restriction	**8,684,915**	12,888,929
With donor restriction	**10,564,315**	9,199,228
Total Net Assets	**19,249,230**	22,088,157
Total Liabilities and Net Assets	**$ 209,058,610**	$ 208,051,715

Menno Haven, Inc.

Statement of Operations

	Years Ended December 31, 2025	2024
Revenues, Gains, and Other Support		
Net resident service revenues	**$ 63,500,532**	$ 61,269,026
Net assets released from restrictions for operations	**1,325,552**	1,122,577
Total Revenues, Gains, and Other Support	**64,826,084**	62,391,603
Operating Expenses		
Nursing	**20,615,280**	20,997,365
Residential services	**3,248,646**	2,998,740
Homecare and community based services	**877,554**	653,774
Dietary	**9,944,432**	9,175,913
Housekeeping and laundry	**2,034,452**	2,192,769
General and administrative	**11,413,194**	10,368,819
Plant operation	**9,404,276**	8,154,670
Activities, volunteer and social services	**1,053,740**	1,191,269
Depreciation	**10,330,080**	9,921,335
Interest	**6,023,014**	6,076,312
Credit loss expense	**229,131**	95,680
Total Operating Expenses	**75,173,799**	71,826,646
Operating Loss	**(10,347,715)**	(9,435,043)
Other Revenues and Expenses		
Contributions	**310,080**	166,438
Gain (loss) on sale of property and equipment	**(41,060)**	8,932
Interest and dividends	**1,574,672**	1,413,178
Realized gains on investments, net	**831,148**	1,054,367
Change in net unrealized gains on investments	**3,223,535**	2,286,357
Other expenses	**(211,874)**	-
Total Other Revenues and Expenses	**5,686,501**	4,929,272
Revenues, Gains, and Other Support Less than Expenses	**(4,661,214)**	(4,505,771)
Net Assets Released From Restrictions for Capital	**457,200**	297,118
Change in Net Assets Without Donor Restrictions	**$ (4,204,014)**	$ (4,208,653)

See accompanying notes.

Menno Haven, Inc.

Statement of Change in Net Assets

	Years Ended December 31, 2025	2024
Net Assets Without Donor Restrictions		
Revenues, gains, and other support less than expenses	**$ (4,661,214)**	$ (4,505,771)
Net assets released from restrictions for capital	**457,200**	297,118
Change in Net Assets Without Donor Restrictions	**(4,204,014)**	(4,208,653)
Net Assets With Donor Restrictions		
Contributions	**1,761,157**	1,483,437
Interest and dividends	**310,149**	305,334
Realized gains on investments, net	**370,246**	15,384
Change in net unrealized gains on investments	**579,949**	627,219
Change in value of beneficial interest in annuities	**(9,815)**	3,624
Change in value of perpetual trusts	**136,153**	128,058
Net assets released from restrictions	**(1,782,752)**	(1,419,695)
Change in Net Assets With Donor Restrictions	**1,365,087**	1,143,361
Change in Net Assets	**(2,838,927)**	(3,065,292)
Net Assets, Beginning	**22,088,157**	25,153,449
Net Assets, Ending	**$ 19,249,230**	$ 22,088,157

See accompanying notes.

Menno Haven, Inc.

Statement of Functional Expenses - by Natural Classification

	Year Ended December 31, 2025			
		Supporting Services		
	Program Services	General and Administrative	Fundraising	Total
Salaries and wages	$ 22,743,191	$ 5,140,290	$ 60,698	$ 27,944,179
Employee benefits and payroll taxes	6,275,229	1,311,346	9,049	7,595,624
Supplies and other expenses	1,370,591	1,456,022	78,947	2,905,560
Resident supplies	4,716,686	-	-	4,716,686
Food	2,635,777	98,352	4,363	2,738,492
Repairs and maintenance	1,239,930	19,998	-	1,259,928
Utilities	2,313,928	13,738	-	2,327,666
Professional services	3,208,890	1,981,451	17,242	5,207,583
Advertising and marketing	-	288,190	300	288,490
Insurance	76,761	682,250	-	759,011
Property tax	2,576,055	-	-	2,576,055
Pennsylvania nursing home assessment	272,300	-	-	272,300
Depreciation	10,330,080	-	-	10,330,080
Interest	6,023,014	-	-	6,023,014
Credit loss expense	229,131	-	-	229,131
Total Functional Expenses	$ 64,011,563	$ 10,991,637	$ 170,599	$ 75,173,799

See accompanying notes.

Statement of Functional Expenses - by Natural Classification (continued)

	Year Ended December 31, 2024			
		Supporting Services		
	Program Services	General and Administrative	Fundraising	Total
Salaries and wages	$ 22,459,578	$ 4,448,493	$ 60,073	$ 26,968,144
Employee benefits and payroll taxes	5,965,495	1,310,195	9,290	7,284,980
Supplies and other expenses	1,310,914	1,508,316	68,079	2,887,309
Resident supplies	4,804,925	-	-	4,804,925
Food	2,545,237	104,983	6,214	2,656,434
Repairs and maintenance	906,653	38,099	398	945,150
Utilities	2,025,284	7,298	-	2,032,582
Professional services	2,802,390	1,686,012	8,377	4,496,779
Advertising and marketing	150	292,475	1,490	294,115
Insurance	57,673	598,747	-	656,420
Property tax	2,321,470	-	-	2,321,470
Pennsylvania nursing home assessment	385,011	-	-	385,011
Depreciation	9,921,335	-	-	9,921,335
Interest	6,076,312	-	-	6,076,312
Credit loss expense	95,680	-	-	95,680
Total Functional Expenses	$ 61,678,107	$ 9,994,618	$ 153,921	$ 71,826,646

Menno Haven, Inc.

Statement of Cash Flows

	Years Ended December 31, 2025	2024
Cash Flows from Operating Activities		
Change in net assets	**$ (2,838,927)**	$ (3,065,292)
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation	**10,330,080**	9,921,335
(Gain) loss on sale of property and equipment	**41,060**	(8,932)
Amortization of debt issuance costs and bond discount	**70,225**	70,226
Amortization of bond premium	**(151,237)**	(151,237)
Change in allowance for credit losses	**17,080**	39,418
Change in allowance for pledges receivable	**(892)**	(6,347)
Realized gains on investments, net	**(1,201,394)**	(1,069,751)
Change in net unrealized gains on investments	**(3,803,484)**	(2,913,576)
Proceeds from entrance fees, existing units	**11,310,418**	12,305,956
Amortization of nonrefundable entrance fees	**(9,542,683)**	(8,958,055)
Release of beneficial interest in annuities	**-**	25,471
Change in value of beneficial interest in annuities	**9,815**	(3,624)
Change in value of perpetual trusts	**(136,153)**	(128,058)
Noncash contribution of investments	**(75,390)**	(503,265)
Restricted contributions	**(388,436)**	(518,162)
(Increase) decrease in assets		
Accounts receivable, residents and other	**(1,061,472)**	(123,282)
Inventory	**29,761**	27,005
Prepaid expenses and other current assets	**(20,455)**	(108,211)
Pledges receivable	**22,315**	158,666
Increase (decrease) in liabilities		
Accounts payable, trade and accrued expenses	**1,590,834**	(449,672)
Resident refunds	**(157,226)**	44,793
Resident deposits	**(74,257)**	(248,672)
Net Cash Provided by Operating Activities	**3,969,582**	4,336,734
Cash Flows from Investing Activities		
Purchases of property and equipment	**(7,144,459)**	(7,489,725)
Proceeds from sale of property and equipment	**4,900**	8,932
Purchases of investments and assets whose use is limited	**(13,526,125)**	(21,551,536)
Sales of investments and assets whose use is limited	**15,248,773**	25,898,984
Net Cash Used in Investing Activities	**(5,416,911)**	(3,133,345)
Cash Flows from Financing Activities		
Proceeds from line of credit	**2,045,502**	260,000
Payments on long-term debt	**(1,785,000)**	(1,700,000)
Payment on notes payable	**-**	(63,000)
Proceeds from entrance fees, new units	**884,067**	-
Proceeds from refundable entrance fees, existing units	**897,276**	861,625
Refunds of entrance fees	**(1,197,738)**	(1,607,585)
Proceeds from restricted contributions	**388,436**	518,162
Change in annuities payable	**(5,875)**	(3,625)
Net Cash Provided by (Used in) Financing Activities	**1,226,668**	(1,734,423)

See accompanying notes.

	Years Ended December 31, 2025	2024
Net Decrease in Cash, Cash Equivalents, and Restricted Cash and Cash Equivalents	**$ (220,661)**	$ (531,034)
Cash, Cash Equivalents, and Restricted Cash and Cash Equivalents, at Beginning of Year	**11,305,815**	11,836,849
Cash, Cash Equivalents, and Restricted Cash and Cash Equivalents, at End of Year	**$ 11,085,154**	$ 11,305,815
Supplementary Disclosure of Cash Flow Information		
Cash paid for interest, including interest capitalized	**$ 6,111,427**	$ 6,178,609
Supplemental Disclosure of Noncash Investing and Financing Activities		
Accounts payable, construction	**$ 131,949**	$ 170,433
Reconciliation of Cash, Cash Equivalents, and Restricted Cash and Cash Equivalents reported within the Balance Sheet		
Cash and cash equivalents	**$ 1,167,317**	$ 1,406,283
Restricted cash		
Cash and cash equivalents included in assets whose use is limited	**9,917,837**	9,899,532
	$ 11,085,154	$ 11,305,815

Note 1 - Nature of Operations

Menno Haven, Inc. (the Corporation) is a not-for-profit continuing care retirement community providing health care services and accommodations for independent retirement living, residential living, personal care, skilled nursing care, and adult day care to persons in the south-central region of Pennsylvania. The Corporation consists of the Brookview and Chambers Pointe campuses.

Note 2 - Summary of Significant Accounting Policies

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Basis of Presentation

The Corporation follows Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958, *Not-for-Profit Entities - Presentation of Financial Statements*. Under FASB ASC 958, the Corporation is required to report information regarding its financial position and activities according to two classes of assets: net assets without donor restrictions and net assets with donor restrictions. Net assets are classified as follows:

Net Assets Without Donor Restrictions - Net assets available for use in general operations and not subject to donor restrictions. All revenue 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 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 that 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.

Donor-Restricted Gifts

The Corporation reports gifts of cash and other assets as restricted support 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 a purpose restriction is accomplished), net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the statements of operations and change in net assets as net assets released from restrictions. Donor-restricted contributions whose restrictions are met within the same year as received are reported as unrestricted contributions in the accompanying financial statements.

Note 2 - Summary of Significant Accounting Policies (continued)

Donor-Restricted Gifts (continued)

The Corporation reports gifts of property and equipment (or any other long-lived assets) as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit donor restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Corporation reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

Cash, Cash Equivalents, and Restricted Cash and Cash Equivalents

The Corporation considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash and cash equivalents.

Accounts Receivable and Allowance for Expected Credit Losses

Resident accounts receivable is reported net of an allowance for expected credit losses to report the Corporation's estimate of expected losses as of the balance sheet date. The adequacy of the Corporation's allowance for expected credit losses is reviewed on an ongoing basis, using historical payment trends, write-off experience, analysis of receivables portfolios by payor source and aging of receivables, a review of specific accounts, as well as expected future economic conditions and market trends and adjustments are made to the allowance as necessary. The allowance for expected credit losses was $531,964 and $514,884 as of December 31, 2025 and 2024, respectively.

Entrance fee receivables are evaluated for collectability prior to residents being admitted to the community based on the resident's credit worthiness. The terms and conditions of each entrance fee receivable are determined when a resident agreement is executed.

The Corporation recognized a receivable in accounts receivable other in the amount of $1,005,791 as of December 31, 2025 related to a business interruption insurance claim arising from an event that occurred in July 2025. The claim was negotiated and settled with the insurance carrier, with proceeds subsequently received in early March 2026.

Note 2 - Summary of Significant Accounting Policies (continued)

Pledges Receivable

Pledges receivable are stated at outstanding balances and are discounted to their present value if material. Unpaid balances remaining after the stated payment terms are considered past due. Recoveries of previously charged off accounts are recorded when received. An allowance for uncollectible pledges is based on management's assessment of the collectability of pledges receivable. The discounted pledges and related allowance for uncollectible contributions, estimated by management, are scheduled to be collected as follows as of December 31:

	2025	2024
Less than one year	**$ 153,770**	$ 161,583
One year to five years	**19,475**	33,977
	173,245	195,560
Allowance for uncollectible pledges	**(6,930)**	(7,822)
Pledges Receivable, Net	**$ 166,315**	$ 187,738

Inventory

Inventory is valued at the lower of cost, using the first-in, first-out method, or net realizable value.

Investments, Investment Risk, and Assets Whose Use is Limited

Investments and assets whose use is limited are stated at fair value using market prices as determined by a national exchange. Investment income or loss (including realized and unrealized gains and losses on investments, interest and dividends) is included in revenues, gains, and other support less than expenses unless the income or loss is restricted by donor or law.

The Corporation's investments are comprised of a variety of financial instruments. The fair values reported in the balance sheet 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 sheet could change materially in the future.

Assets whose use is limited consist of the statutory minimum liquid reserve, assets held under bond indenture agreement, and donor-restricted funds. Amounts available to meet current liabilities have been classified as current assets in the balance sheet.

Property and Equipment

Property and equipment are reported at cost. Depreciation is computed using the straight-line method at rates calculated to amortize the cost of the assets over their estimated useful lives. The Corporation's capitalization policy is to review invoices in excess of $1,500 to determine if they should be capitalized. Maintenance and repairs of property and equipment are charged to operations and major improvements are capitalized. When items of property or equipment are sold or retired, the related cost and accumulated depreciation are removed from the accounts and any gain or loss is included in the statement of operations.

Note 2 - Summary of Significant Accounting Policies (continued)

Long-Lived Assets

The Corporation reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. In that event, the Corporation calculates the estimated future value of 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 reported in the years ended December 31, 2025 and 2024.

Charitable Gift Annuity

The Corporation is the recipient of a charitable remainder charitable gift annuity trust. Upon the death of the annuitant, the remaining assets will become the property of the Corporation. The annuity trust is recorded at fair market value and maintained in a separate investment account and classified as assets whose use is limited.

Liabilities related to the charitable gift annuity trust are recorded at the present value of the future interest payments based on the donor's life expectancy, discounted at 2.0%.

Beneficial Interest in Annuities

The Corporation is the recipient of gift annuities administered by a third-party. The Corporation records their beneficial interest in annuities at the present value of estimated future cash flows from the annuities. Upon the death of the annuitants, the remaining assets will become the property of the Corporation.

Perpetual Trusts

The Corporation is the beneficiary of several trusts established by donors at local banks. Funds contributed to these trusts are to be invested in perpetuity. The Corporation has the irrevocable right to receive all or a proportionate share of the income from the trusts in perpetuity, but will not receive the assets held in the trusts. When the Corporation receives notice of a beneficial interest in perpetual trust, a contribution is recorded in the statement of change in net assets at fair value of the underlying trust assets.

Note 2 - Summary of Significant Accounting Policies (continued)

Entrance Fees

The Corporation's Independent Living Admissions policy requires the payment of an entrance fee for admittance. The entrance fee is a Type C fee-for-service contract. Prior to October 2017, the Corporation had a traditional nonrefundable entrance fee contract (traditional) with a refund payable on an initial deduction of $5,000 of the initial entrance fee less a reduction of 1% per month for the first one hundred months of residency and also had a refundable entrance fee contract based on age at entry, and a 50% entrance fee refundable contract. During October 2017, the Corporation replaced the traditional contract with a contract with a refund payable on an initial deduction of 2% of the initial entrance fee less a reduction of 2% per month for the first 49 months of residency and began offering a refundable contract based on age at entry with a 90% refundable contract. The nonrefundable portions of the contracts are accounted for as deferred revenue from entrance fees on the balance sheet and are amortized to revenue using the straight-line method over the estimated remaining life expectancy of the residents. The unamortized portion is classified as deferred revenues from entrance fees in the balance sheet. Amortization of nonrefundable entrance fees included in net resident service revenues was $9,542,683 and $8,958,055 in 2025 and 2024, respectively. At the time of death or contract termination, the remaining nonrefundable balance is recognized as revenue. The remaining life expectancy of the residents is adjusted annually based on actuarial information. The refundable portion of the contracts is not amortized into income and is reported as refundable entrance fees on the balance sheet. Contractual refund obligations were approximately $30,555,000 and $30,673,000 at December 31, 2025 and 2024, respectively.

Series 2018 Bonds Issuance, Premium and Discount Costs

The Series 2018 Bonds issuance, premium, and discount costs are being amortized using the straight-line method over the term of the Series 2018 Bonds. Amortization of $16,529 for issuance costs, $83,023 for the bond premium, and $36,503 for the underwriter's discount costs is included in interest expense for the years ended December 31, 2025 and 2024. Unamortized Series 2018 Bonds issuance costs are presented in the balance sheet as a direct deduction from the carrying amount of the related long-term debt, whereas the unamortized Series 2018 Bonds premium and underwriter's discount are presented as an increase and reduction of the outstanding debt, respectively, in accordance with generally accepted accounting principles.

Series of 2019 Bonds Issuance, Premium and Discount Costs

The Series 2019 Bonds issuance, premium, and discount costs are being amortized using the straight-line method over the term of the Series 2019 Bonds. Amortization of $9,312 for issuance costs, $68,214 for the bond premium, and $7,881 for the underwriter's discount costs is included in interest expense for the years ended December 31, 2025 and 2024. Unamortized Series 2019 Bonds issuance costs are presented in the balance sheet as a direct deduction from the carrying amount of the related long-term debt, whereas the unamortized Series 2019 Bonds premium and underwriter's discount are presented as an increase and reduction of the outstanding debt, respectively, in accordance with generally accepted accounting principles.

Note 2 - Summary of Significant Accounting Policies (continued)

Net Resident Service Revenues

Net resident service revenues are reported at the amount that reflects the consideration the Corporation expects to receive in exchange for the services provided. These amounts are due from residents or third-party payors and include variable consideration for retroactive adjustments, if any, under reimbursement programs. 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 skilled nursing, personal care, independent living, homecare agency and other resident service streams, which are primarily derived from providing housing, skilled nursing, personal care, homecare agency and other resident services to residents at a stated daily or monthly fee, net of any explicit or implicit price concessions. The Corporation has determined that the services included in the stated daily or monthly fee for each level of care represents a series of distinct services that have the same timing and pattern of transfer. Therefore, the Corporation 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, skilled nursing, personal care, independent living, homecare agency and other resident services are recognized on a daily or month-to-month basis as services are rendered.

The Corporation receives revenue for services under third-party payor programs, including Medicare, Medicaid, and other third-party payors. Settlements with third-party payors for retroactive adjustments due to audits, reviews, or investigations are included in the determination of the estimated transaction price for providing services. The Corporation estimates the transaction price based on the terms of the contract and correspondence with the third-party payor and historical payment trends and retroactive adjustments are recognized in future periods as final settlements are determined.

Advertising

The Corporation expenses advertising costs as they are incurred. No advertising was reported as assets at December 31, 2025 and 2024.

Income Taxes

The Corporation is a not-for-profit entity described in Section 501(c)(3) of the Internal Revenue Code (IRC) and is exempt from income taxes on related activities pursuant to 509(a) of the IRC. In addition, the Corporation was organized under the Pennsylvania Nonprofit Corporation Law and is exempt from state income taxes.

The Corporation follows the standards for accounting for uncertainty in income taxes according to the principles of FASB ASC 740, *Income Taxes*, which prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. It requires management to evaluate tax positions taken by the Corporation, including whether the entity is exempt from income taxes. Management evaluated the tax positions taken and concluded that the Corporation had taken no uncertain tax positions that require recognition or disclosure in the financial statements. With few exceptions, the Corporation is no longer subject to income tax examinations by the U.S. Federal, state, or local tax authorities for years before December 31, 2022.

Note 2 - Summary of Significant Accounting Policies (continued)

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) 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.

Donated Materials and Services

Donated materials, equipment, and services are reflected as contributions in the accompanying financial statements at their estimated values, if determinable, as of the date of receipt. No amounts have been reflected in the financial statements for donated services of individuals since no objective basis is available to measure the value of such services and they do not meet recognition criteria. Nevertheless, a substantial number of volunteers donated significant amounts of their time to the Corporation's services.

Functional Allocation of Expenses

The cost of providing the various programs and other activities are summarized on a departmental basis in the statement of operations. The statement of functional expenses - by natural classification present the natural classification detail of expense by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited using reasonable and applicable basis that may include square footage or estimated usage.

Operating Indicator

The statement of operations includes the operating indicator labeled operating loss. Change in net assets without donor restrictions, which are excluded from operating loss, includes realized and unrealized gains on investments, contributions and interest and dividends.

Note 3 - Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following as of December 31:

	2025	2024
Cash and cash equivalents	**$ 1,167,317**	$ 1,406,283
Residents accounts receivable, net	**2,357,690**	2,346,336
Other accounts receivable	**1,056,058**	23,020
Investments	**41,183,031**	39,473,537
Financial Assets Available to be Used for General Expenditures within One Year	**$ 45,764,096**	$ 43,249,176

The Corporation has certain net assets with donor restrictions included in assets whose use is limited in Note 6 which are not included in the table above including benevolent care and scholarship funds as described in Note 10. These assets could be available for use as the restrictions are satisfied.

The Corporation designated a portion of its investments reserved to comply with the requirements of Act 82. Although the Corporation does not intend to utilize the reserves for general expenditures as part of its annual budget and approval process, amounts designated as the reserves could be made available as necessary. The reserves calculation is in Note 5 and are included with the assets whose use is limited detail in Note 6, and do not have third party restrictions or limitations on the withdrawal and subsequent liquidation of such funds.

As part of the Corporation's liquidity management plan, cash in excess of daily requirements are invested in short-term investments and money market funds.

Additionally, the Corporation maintains a $5,000,000 line of credit, as discussed in Note 8.

Note 4 - Net Resident Service Revenues

The Corporation disaggregates revenue from contracts with customers by type of service and payor source as this depicts the nature, amount, timing and uncertainty of its revenue and cash flows as affected by economic factors.

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

	2025					
	Skilled Nursing	Personal Care	Independent Living	Homecare Agency	Other Resident Services	Total
Self-pay	**$ 8,217,380**	**$ 15,379,166**	**$ 9,267,319**	**$ 858,005**	**$ 3,881,129**	**$ 37,602,999**
Medicare	**13,025,971**	**-**	**-**	**-**	**-**	**13,025,971**
Medicaid	**3,328,879**	**-**	**-**	**-**	**-**	**3,328,879**
Amortization of nonrefundable entrance fees	**-**	**-**	**9,542,683**	**-**	**-**	**9,542,683**
	$ 24,572,230	**$ 15,379,166**	**$ 18,810,002**	**$ 858,005**	**$ 3,881,129**	**$ 63,500,532**

Note 4 - Net Resident Service Revenues (continued)

	2024					
	Skilled Nursing	Personal Care	Independent Living	Homecare Agency	Other Resident Services	Total
Self-pay	$ 8,889,366	$ 13,940,790	$ 8,633,091	$ 888,611	$ 2,647,742	$ 34,999,600
Medicare	13,315,542	-	-	-	-	13,315,542
Medicaid	3,841,482	-	-	-	-	3,841,482
Amortization of nonrefundable entrance fees	-	-	9,112,402	-	-	9,112,402
	$ 26,046,390	$ 13,940,790	$ 17,745,493	$ 888,611	$ 2,647,742	$ 61,269,026

Payment terms and conditions for the Corporation's resident contracts vary by contract type and payor source, although terms generally include payment to be made within 30 days. Net resident service fee 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 revenue from entrance fees until the performance obligations are satisfied and are included in deferred revenue from entrance fees in the accompanying balance sheet. In 2025 and 2024, respectively, the Corporation recognized approximately $8,373,000 and $8,108,000 of revenue that was included in the deferred revenue from entrance fees balance as of January 1, 2025 and 2024, respectively. The Corporation applies the practical expedient in ASC 606 and therefore does not disclose amounts for remaining performance obligations that have original expected durations of one year or less.

The Corporation has agreements with third-party payors that provide for payments at amounts different from established rates. A summary of the payment arrangements with major third-party payors follows:

Medicaid: Nursing services provided to Medicaid program beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident classification system that is based on clinical, diagnostic and other factors and the reimbursement methodology is subject to various limitations and adjustments.

The Pennsylvania Department of Human Services has a mandatory Medical Assistance managed care program, Community HealthChoices (CHC). The primary goals of CHC are to better coordinate health care coverage and improve access to medical care. The services for which Medical Assistance program beneficiaries are eligible did not change under CHC.

Under CHC, each Medical Assistance program beneficiary is able to choose a managed care organization (MCO). Nursing services provided to Medical Assistance program beneficiaries are paid by the MCOs at prospectively determined rates per day. These rates are adjusted quarterly based on a resident classification system that is based on clinical, diagnostic and other factors.

Note 4 - Net Resident Service Revenues (continued)

Medicare: Nursing and ancillary services provided to Medicare Part A beneficiaries are paid at prospectively determined rates per day. These rates are according to a resident classification system that is based on clinical, diagnostic and other factors and the reimbursement methodology is subject to various limitations and adjustments. Therapy services provided to Medicare B beneficiaries are paid at the lesser of a published fee schedule or actual charges.

As described above, the Medicare and Medicaid rates are based on clinical, diagnostic and other factors. The determination of these rates is partially based on the Corporation's clinical assessment of its residents. The Corporation is required to clinically assess its residents at predetermined time periods throughout the year. The documented assessments are subject to review and adjustment by the Medicare and Medicaid programs.

Note 5 - Statutory Minimum Liquid Reserve Requirement

In compliance with Section 9 of the Commonwealth of Pennsylvania's Continuing Care Provider Registration and Disclosure Act (Act 82), the Board of Trustees designated a portion of assets whose use is limited reserved to meet the requirements of Act 82. The amount designated was $4,714,871 at December 31, 2025 and was calculated as follows:

Budgeted operating expenses for the year ending December 31, 2026	**$ 75,736,895**	
Budgeted depreciation and amortization expense	**(10,244,736)**	
Expenses Subject to Minimum Liquid Reserve Requirement	**65,492,159**	
Percentage of residents subject to entrance fee agreements at December 31, 2025	**60.02%**	
Subtotal	**39,308,394**	
Statutory requirement	**10.00%**	
Statutory Minimum Liquid Reserve Requirement	**$ 3,930,839**	**(a)**
Debt Service Requirements for the Year Ended December 31, 2026		
Principal payments due on notes payable	**$ 1,870,000**	
Budgeted interest payments on notes payable	**5,985,500**	
Total Debt Service	**7,855,500**	
Percentage of residents subject to entrance fee agreements at December 31, 2025	**60.02%**	
Statutory Minimum Liquid Reserve Requirement	**$ 4,714,871**	**(b)**
Greater of (a) and (b)	**$ 4,714,871**	

Note 6 - Fair Value Measurements

FASB ASC 820, *Fair Value Measurements and Disclosures*, establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value based on the transparency of the inputs to the valuation of an asset or liability as follows:

Level 1 - Fair value is based on unadjusted quoted prices in active markets that are accessible to the Corporation for identical assets. 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 through corroboration with observable market data. Level 2 inputs include quoted market prices in active markets for similar assets, quoted market prices in markets that are not active for identical or similar assets, 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 asset's or liability's level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The following are descriptions of the valuation methodologies and inputs used for assets and liabilities measured at fair value on a recurring basis and recognized in the accompanying balance sheet, as well as general classification of such assets and liabilities pursuant to the valuation hierarchy. There have been no significant changes in the valuation techniques during the years ended December 31, 2025 and 2024.

Equity securities, mutual funds, and bonds are valued at closing price reported on the quoted market prices in active markets for the equity securities and mutual funds and at closing price reported on the active market on which the same or similar securities are traded for bonds.

Beneficial interest in annuities and perpetual trusts values are based on the interest in the fair value of the underlying investments which approximates the present value of estimated net future cash flows to be received from the trusts.

Note 6 - Fair Value Measurements (continued)

The following tables present the fair value measurements of assets recognized in the accompanying balance sheet measured at fair value on a recurring basis and the level within fair value hierarchy in which the fair value measurements fall at December 31:

	2025			
	Total	**Level 1**	**Level 2**	**Level 3**
Investments and Assets Whose Use is Limited				
Equity Securities				
Consumer discretionary	**$ 945,958**	**$ 945,958**	**$ -**	**$ -**
Consumer staples	**975,820**	**975,820**	**-**	**-**
Energy	**836,286**	**836,286**	**-**	**-**
Financial	**2,219,032**	**2,219,032**	**-**	**-**
Healthcare	**941,757**	**941,757**	**-**	**-**
Industrials	**1,750,177**	**1,750,177**	**-**	**-**
Information technology	**4,276,154**	**4,276,154**	**-**	**-**
Materials	**851,971**	**851,971**	**-**	**-**
Real estate	**269,297**	**269,297**	**-**	**-**
Telecommunications	**1,397,632**	**1,397,632**	**-**	**-**
Utilities	**1,403,346**	**1,403,346**	**-**	**-**
Other	**622,673**	**622,673**	**-**	**-**
Fixed income mutual funds				
Long-term	**1,231,222**	**1,231,222**	**-**	**-**
Intermediate-term	**9,892,566**	**9,892,566**	**-**	**-**
Short-term and other	**3,540,448**	**3,540,448**	**-**	**-**
Equity mutual funds				
Large cap	**7,514,009**	**7,514,009**	**-**	**-**
Mid cap	**954,991**	**954,991**	**-**	**-**
Small cap	**2,716,423**	**2,716,423**	**-**	**-**
International	**3,979,259**	**3,979,259**	**-**	**-**
Other	**1,860,925**	**1,860,925**	**-**	**-**
Corporate bonds	**2,256,202**	**-**	**2,256,202**	**-**
Governmental bonds	**887,054**	**-**	**887,054**	**-**
Total Investments and Assets Whose Use is Limited	**$ 51,323,202**	**$ 48,179,946**	**$ 3,143,256**	**$ -**
Beneficial Interest in Annuities	**$ 150,647**	**$ -**	**$ -**	**$ 150,647**
Perpetual Trusts	**$ 3,158,234**	**$ -**	**$ -**	**$ 3,158,234**

Note 6 - Fair Value Measurements (continued)

	2024			
	Total	**Level 1**	**Level 2**	**Level 3**
Investments and Assets Whose Use is Limited				
Equity Securities				
Consumer discretionary	$ 1,416,573	$ 1,416,573	$ -	$ -
Consumer staples	1,453,481	1,453,481	-	-
Energy	923,499	923,499	-	-
Financial	2,339,077	2,339,077	-	-
Healthcare	1,159,560	1,159,560	-	-
Industrials	1,684,153	1,684,153	-	-
Information technology	3,709,439	3,709,439	-	-
Materials	680,258	680,258	-	-
Real estate	335,855	335,855	-	-
Telecommunications	1,213,750	1,213,750	-	-
Utilities	1,188,089	1,188,089	-	-
Other	302,078	302,078	-	-
Fixed income mutual funds				
Long-term	414,992	414,992	-	-
Intermediate-term	10,187,593	10,187,593	-	-
Short-term and other	4,712,870	4,712,870	-	-
Equity mutual funds				
Large cap	6,754,167	6,754,167	-	-
Mid cap	1,090,752	1,090,752	-	-
Small cap	2,821,234	2,821,234	-	-
International	1,950,397	1,950,397	-	-
Other	2,210,697	2,210,697	-	-
Corporate bonds	96,050	-	96,050	-
Governmental bonds	830,153	-	830,153	-
Total Investments and Assets Whose Use is Limited	$ 47,474,717	$ 46,548,514	$ 926,203	$ -
Beneficial Interest in Annuities	$ 160,462	$ -	$ -	$ 160,462
Perpetual Trusts	$ 3,022,081	$ -	$ -	$ 3,022,081

Note 6 - Fair Value Measurements (continued)

The following table reconciles the investments and assets whose use is limited to the balance sheet as of December 31:

	2025	2024
Investments and assets whose use is limited reported at fair values in the tables above	**$ 51,323,202**	$ 47,474,717
Cash and cash equivalents included in investments and assets whose use is limited	**11,754,570**	12,227,130
Total Investments and Assets Whose Use is Limited	**$ 63,077,772**	$ 59,701,847

Investments and assets whose use is limited are presented together in the tables above as there are various investment and cash accounts that are allocated between investments and assets whose use is limited as detailed below.

	2025	2024
Investments	**$ 41,183,031**	$ 39,473,537
Assets whose use is limited		
Statutory minimum liquid reserve	**$ 4,714,871**	$ 4,647,224
Capital campaign funds	**441,200**	449,377
Under bond indenture		
Series 2018 Bond debt service reserve	**6,296,097**	6,126,188
Series 2019 Bond debt service reserve	**1,519,135**	1,519,135
Benevolent funds	**6,087,572**	4,591,516
Sinking funds available for debt services	**1,358,817**	1,364,690
Other	**1,189,696**	1,261,125
Scholarship funds	**93,760**	84,632
Annuity trust fund	**193,593**	184,423
	21,894,741	20,228,310
Assets whose use is limited, current portion	**(2,464,355)**	(2,386,759)
Total Assets Whose Use is Limited, Net	**$ 19,430,386**	$ 17,841,551

Note 7 - Property and Equipment

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

	2025	2024
Land*	**$ 4,765,901**	$ 4,765,901
Land improvements	**8,661,508**	8,401,066
Buildings and building equipment	**227,499,741**	221,941,457
Furniture and equipment	**16,768,546**	16,146,509
Vehicles	**2,137,928**	2,127,940
	259,833,624	253,382,873
Accumulated depreciation	**(124,215,542)**	(114,788,836)
Construction-in-progress*	**608,135**	902,245
	$ 136,226,217	$ 139,496,282

*Not depreciated

Construction-in-progress at December 31, 2025 consists primarily of costs associated with re-positioning and construction projects, including design, engineering and construction costs related to cottages and the dining addition.

Note 8 - Line of Credit and Notes Payable

The Corporation has an unsecured $5,000,000 line of credit with Farmers and Merchants Trust Company with an interest rate at 0.9% below the prime rate, or a minimum of 3.75% (5.85% at December 31, 2025). There were borrowings of $3,805,502 and $1,760,000 as of December 31, 2025 and 2024, respectively.

The Corporation has notes payables due to individuals. The notes payable are unsecured with interest at 5%, payable semiannually. These notes are due each January 1, and the maturity dates will be automatically extended one year unless written notice is provided to the Corporation by the note holders before January 1. The total outstanding balance of the notes payable was $108,500 at December 31, 2025 and 2024.

Note 9 - Long-Term Debt

A summary of long-term debt is as follows as of December 31:

	2025		2024	
	Principal	Unamortized Debt Issuance Costs	Principal	Unamortized Debt Issuance Costs
Series 2018 Bonds	**$ 91,630,000**	**$ 595,332**	$ 93,125,000	$ 611,861
Series 2018 Bonds premium $2,905,808, net of accumulated amortization of $608,836 and $525,813 at December 31, 2025 and 2024, respectively	**2,296,972**	**-**	2,379,995	-
Series 2018 Bonds underwriter's discount of $1,095,105, net of accumulated amortization of $267,692 and $231,189 at December 31, 2025 and 2024, respectively	**(827,413)**	**-**	(863,916)	-
Series 2019 Bonds	**23,990,000**	**266,742**	24,280,000	276,054
Series 2019 Bonds premium $2,387,488, net of accumulated amortization of $426,337 and $358,123 at December 31, 2025 and 2024, respectively	**1,961,151**	**-**	2,029,365	-

Note 9 - Long-Term Debt (continued)

	2025		2024	
	Principal	Unamortized Debt Issuance Costs	Principal	Unamortized Debt Issuance Costs
Series 2019 Bonds underwriter's discount of $275,824, net of accumulated amortization of $49,254 and $41,373 at December 31, 2025 and 2024, respectively	**$ (226,570)**	**$ -**	$ (234,451)	$ -
Total	**118,824,140**	**$ 862,074**	120,715,993	$ 887,915
Current portion of debt	**(1,870,000)**		(1,785,000)	
Current portion of bond premium	**(151,237)**		(151,237)	
Current portion of underwriter's discount	**39,169**		39,169	
Current portion of issuance costs	**29,373**		29,373	
Unamortized debt issuance costs	**(862,074)**		(887,915)	
	$ 116,009,371		$ 117,960,383	

Future maturities of long-term debt for the next five years are as follows:

	Principal	Deferred Bond Premiums	Deferred Underwriter's Discount	Deferred Debt Issuance Costs	Net
2026	**$ 1,870,000**	**$ 151,237**	**$ (39,169)**	**$ (29,373)**	**$ 1,952,695**
2027	**1,960,000**	**151,237**	**(39,169)**	**(29,373)**	**2,042,695**
2028	**2,055,000**	**151,237**	**(39,169)**	**(29,373)**	**2,137,695**
2029	**2,155,000**	**151,237**	**(39,169)**	**(29,373)**	**2,237,695**
2030	**2,260,000**	**151,237**	**(39,169)**	**(29,373)**	**2,342,695**

The Series 2018 Bonds

On September 1, 2018, The Franklin County Industrial Development Authority issued, on behalf of the Corporation, $99,555,000 of Revenue Bonds. The Series 2018 Bonds are nonrated tax-exempt fixed rate bonds consisting of $22,915,000 of serial bonds due in varying annual installments through December 2028, at annual interest rates of 4.00% to 5.00%; $12,800,000 of term bonds, at 5.00% interest, due in varying installments from December 2034 through December 2038; $16,340,000 of term bonds, at 5.00% interest, due in varying installments from December 2039 through December 2043; $20,870,000 of term bonds, at 5.00% interest, due in varying installments from December 2044 through December 2048; and $26,630,000 of term bonds, at 5.00% interest, due in varying installments from December 2049 through December 2053.

Note 9 - Long-Term Debt (continued)

The Series 2018 Bonds (continued)

The proceeds from the sale of the Series 2018 Bonds were used to refund the Series 2006 and 2008 Bonds; terminate interest rate swaps related to the Series 2006 and 2008 Bonds; pay for the redemption of the Series 2017 Revenue Note; fund a debt service reserve on the Series 2018 Bonds; fund interest on a portion of the Series 2018 Bonds; pay certain costs of issuance of the Series 2018 Bonds; and pay for design, construction and other costs associated with re-positioning projects and construction projects.

The Series 2019 Bonds

On August 15, 2019, The Franklin County Industrial Development Authority issued, on behalf of the Corporation, $25,075,000 of Revenue Bonds. The Series 2019 Bonds are nonrated tax-exempt fixed rate bonds consisting of $1,000,000 of term bonds, at 3.25% interest, due in varying installments from December 2022 through December 2029; $1,360,000 of term bonds, at 5.00% interest, due in varying installments from December 2022 through December 2029; $1,000,000 of term bonds, at 3.75% interest, due in varying installments from December 2030 through December 2039; $3,410,000 of term bonds, at 5.00% interest, due in varying installments from December 2030 through December 2039; $7,090,000 of term bonds, at 5.00% interest, due in varying installments from December 2040 through December 2049, and $11,215,000 of term bonds, at 5.00% interest, due in varying installments from December 2050 through December 2054.

The proceeds from the sale of the Series 2019 Bonds were used to fund a debt service reserve on the Series 2019 Bonds; fund interest on a portion of the Series 2019 Bonds; pay certain costs of issuance of the Series 2019 Bonds; and pay for design, construction and other costs associated with re-positioning and construction projects.

The Series 2018 and 2019 Bonds are secured by a pledge of the Corporation's revenues and a mortgage on the Corporation's property and equipment. Additionally, under the terms of the long-term debt agreements, the Corporation is required to meet certain financial covenants, including maintaining a required Days Cash on Hand and Debt Service Coverage Ratio. At December 31, 2025, the Corporation was in compliance with these covenants.

Note 10 - Net Assets with Donor Restrictions

Subject to the passage of time, net assets are available for the following purposes as of December 31:

	2025	2024
Subject to the Passage of Time or Expenditure for a Specified Purpose		
Benevolent care	**$ 6,050,252**	$ 4,833,123
Capital projects	**771,792**	755,011
Scholarships	**93,760**	84,632
Other	**339,630**	343,919
Time restricted, beneficial interest in annuities	**150,647**	160,462
Restricted in perpetuity, perpetual trusts	**3,158,234**	3,022,081
Total Net Assets with Donor Restrictions	**$ 10,564,315**	$ 9,199,228

During 2025 and 2024, net assets of $1,325,552 and $1,122,577, respectively, were released from donor restrictions by incurring expenses satisfying the restricted purposes. During 2025 and 2024, net assets of $457,200 and $297,118, respectively, were released from donor restrictions relating to donor funds used for capital projects placed into service.

Note 11 - Retirement Plan

The Corporation provides a tax-sheltered annuity retirement plan (the Plan) for all eligible employees. All eligible employees may defer a portion of their salary into the Plan. After one year of employment, all participating employees that meet the eligibility requirements defined in the Plan document are eligible for a match up to 5%. The Corporation made matching contributions totaling $637,726 and $604,684 for the years ended December 31, 2025 and 2024, respectively.

Note 12 - Charity Care

Based on Board Policy and historical mission, the Corporation provides personal care services to residents who meet certain criteria at amounts less than its cost of providing care. The Corporation maintains records to identify and monitor the level of benevolent care it provides. The costs associated with the benevolent care services provided to personal care residents include both direct costs and estimated indirect costs, as calculated by management. The level of benevolent care provided by the Corporation, which represents the difference between the estimated cost of providing care and the payments received for services rendered, was approximately $959,000 in 2025 and $632,000 in 2024.

The Corporation provides nursing care to Medical Assistance program beneficiaries at amounts less than its cost of providing care. The Corporation maintains records to identify and monitor the difference between the cost of providing care to Medical Assistance program beneficiaries and the payments received for services rendered. The costs associated with the services provided to Medical Assistance program beneficiaries include both direct costs and estimated indirect costs, as calculated by management. The difference between the estimated cost of providing care to Medical Assistance program beneficiaries and the payments received for services rendered was approximately $3,932,000 in 2025 and $4,208,000 in 2024.

Note 13 - Concentrations of Credit Risk

Financial instruments, which subject the Corporation to concentrations of credit risk, consist primarily of cash and cash equivalents, investments, and receivables.

The Corporation maintains cash and cash equivalents in a financial institution that total over and above the limits insured by the FDIC. The FDIC insures cash deposits up to $250,000 per bank. The Corporation has not experienced any losses from maintaining cash accounts in excess of federally insured limits. Management believes it is not subject to any significant credit risk on its cash accounts.

The Corporation's investments are subject to fluctuations in the fair values of those investments.

The Corporation grants credit to its residents and other third-party payors, primarily Medicare and various commercial insurance companies. The Corporation maintains reserves for potential credit losses and such losses have historically been within management's expectations.

Note 14 - Commitments and Contingencies

Insurance

The Corporation maintains occurrence based professional liability coverage through a commercial insurance carrier. Management believes no incidents have occurred or will be asserted that will exceed the Corporation's insurance coverage or will have a material adverse effect on the financial statements.

Senior Living Industry

The senior living 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 effects of this matter on the Corporation, if any, are not presently determinable.

Note 15 - Reclassifications

Certain items in the 2024 financial statements have been reclassified to conform to the 2025 financial statement presentation. These reclassifications did not affect net assets or change in net assets as of or for the year ended December 31, 2024.

Note 16 - Subsequent Events

The Corporation has evaluated subsequent events through March 27, 2026. This date is the date the financial statements were available to be issued. No material events subsequent to December 31, 2025 were noted.

MENNO–HAVEN, INC.
EXHIBIT "F"
PROJECTED FINANCIAL STATEMENT
& COMPARISON TO PRIOR YEAR

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Actual vs Pro Forma Income Statement

For the year ending December 31, 2025

On July 14, 2025, Menno Haven Brookview Health Care Center experienced a disruption to operations following a severe storm and flash flooding in the Chambersburg area, temporarily closing 36 of 56 licensed beds (64% of capacity) across two of three households. All affected residents were safely relocated within the Menno Haven campus with no interruption to care, and professional remediation services were completed with full operations restored on October 21, 2025. Menno Haven maintained comprehensive property insurance coverage for this type of event, and while the incident had a financial impact on 2025 operations, all key bond covenant obligations were met without interruption.

Menno Haven's financial performance in 2025 resulted in an operating loss, falling short of budgeted expectations. However, non-operating activity generated a favorable variance, primarily due to both realized and unrealized market gains. Net assets with donor restrictions increased by $1.4 million during the fiscal year, which includes $1.8 million released from restrictions to support operations. Overall, net assets decreased by $2.8 million in 2025, which was $5.5 million better than budgeted.

Revenue:

Operating revenue exceeded the budget by $0.6 million. Nursing revenue was impacted greatly by the flooding event but independent living and Personal Care census were higher-than-anticipated. Home and Community-Based Services did slightly better than budget expectations, as ElderDay and Senior Center operations volume is slowly increasing. Other income outperformed the budget by $1.5 million, supported by significantly improved market performance in 2025 compared to 2024. Additionally, net change in net assets with donor restrictions totaled $1.4 million.

Expenses:

Operating expenses exceeded the annual budget by $2.4 million; primary drivers were labor-related costs, maintenance, contracted services, and property taxes. Although Menno Haven reduced its reliance on contracted labor and successfully filled open positions—an encouraging development—wage pressures and rising benefit expenses drove costs higher. Inflationary pressures also contributed to higher costs in culinary services, utilities, and other supplies.

Bond Covenants:

For the year ending December 31, 2025, Menno Haven exceeded all bond covenant requirements. Total long-term debt was $116.0 million, with current maturities of $1.9 million, stemming from the 2018 and 2019 series bond issuances.

MENNO HAVEN, Inc.
Menno Haven, Inc - Consolidated
For the Twelve Months Ending December 31, 2025

	2025 Actaul	2025 Budget	$ Variance	% Variance
Operating Revenue				
Healthcare Centers (Skilled Nursing)	25,819	27,512	(1,693)	-6.2%
Independent Living	20,404	18,888	1,515	8.0%
Private Pay - Personal Care	15,603	15,177	426	2.8%
Home & Community Based Services	1,413	1,359	54	4.0%
Corporate	262	282	(20)	-7.2%
Net Resident Services Revenue	**63,501**	**63,219**	**281**	**0.4%**
Net Assets released from Restrictions	**1,326**	**1,000**	**326**	**32.6%**
Total Unrestricted Revenue	**64,826**	**64,219**	**607**	**0.9%**
Healthcare Centers (Skilled Nursing)	32,530	32,573	43	0.1%
Independent Living	12,474	11,270	(1,204)	-10.7%
Private Pay - Personal Care	12,795	12,252	(543)	-4.4%
Home & Community Based Services	1,664	1,651	(13)	-0.8%
Corporate	15,710	14,989	(722)	-4.8%
Total Operating Expenses	**75,174**	**72,735**	**(2,439)**	**-3.4%**
Operating Income (Loss)	**(10,348)**	**(8,516)**	**(1,832)**	**-21.5%**
Other Income				
Interest and Dividends	1,575	1,008	567	
Contributions	310	-	310	
Gain (Loss) on sale of Property & Equipment	(41)	-	(41)	
Realized Gains	831	-	831	
Other Expenses	(212)	-	(212)	
Total Other Income	**2,463**	**1,008**	**1,455**	**144.3%**
Revenues in Excess Of Expenses	**(7,885)**	**(7,508)**	**(377)**	**5.0%**
Unrealized Gain	3,224	-	3,224	
Net Assets Released from Restrictions Used for Capi	457	-	457	
Change in net assets without donor restrictions	**(4,204)**	**(7,508)**	**3,304**	**44.0%**
Net Assets With Donor Restrictions				
Contributions	1,761	204	1,557	761.3%
Interest and Dividends	310	-	310	
Realized Gains	370	-	370	
Unrealized Gain, Investments	580	-	580	
Change in value of benefical interset in annuities	(10)	-	(10)	
Change in value of perpetual trusts	136	-	136	
Release of Restricted Assets	(1,783)	(1,000)	(783)	78.3%
Change in net assets with donor restrictions	**1,365**	**(796)**	**2,161**	**271.6%**
Change in Net Assets	**(2,839)**	**(8,303)**	**5,464**	**65.8%**