PLEASANT VIEW COMMUNITIES

Disclosure Statement

Under Pennsylvania Act 82

April 30, 2026

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

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Summary of Disclosure Statement

1.	Facility:	Pleasant View Communities 544 North Penryn Road Manheim, PA 17545
2.	Licensed Provider:	Pleasant View Communities 544 North Penryn Road Manheim, PA 17545
3.	Admissions Contacts:	Melanie DeHart, Director of Sales Pleasant View Communities 544 North Penryn Road Manheim, PA 17545 Phone (717) 664-6488
4.	Property:	Pleasant View Communities is located in a rural setting of Penn Township, near the Borough of Manheim, Lancaster County, in South-Central Pennsylvania. The campus of the facility occupies approximately 243 acres. Penryn Road divides this tract from an additional 58-acre tract, while Hickory Lane divides this tract from an additional 30-acre tract. There are currently eight main buildings on the campus: 152 apartments in four multistory buildings, 59 personal care residences, 92 nursing beds in two multi-story buildings, and amenities consisting of an auditorium, activity rooms, several dining options, a pool and fitness center, woodworking shop, hair care salon, mobile gift cart, thrift shop boutique, golf simulator, libraries, greenhouse, craft room, and a computer center. Most buildings are connected by indoor, climate-controlled hallways. Outside services located on the campus include physicians' offices and outpatient therapy. In addition, there are 82 cottages situated on the campus. Pleasant View Communities' newest on-campus apartments, West Lawn features 36 open concept private apartments, ranging in size from 1,275 to 1,700 square feet. Planned construction for 86 independent living cottages broke ground late 2024 and continues throughout 2026. On September 1, 2025, Pleasant View acquired Mount Joy Country Homes ("MJCH") located at 100 Bayberry Drive, Mount Joy, PA. MJCH is an active senior living community, previously owned by Messiah Lifeways. MJCH cottages offer another option for seniors age 55+ and the 31-acre community features an on-campus library, fitness studio,

community room, support services, and a resident-led calendar of activities.

5. Admission Age: Applicants must be 60 years of age or older to enter an independent living residence. In the case of a couple, at least one person must be 60 years of age and the second person age 55+.

6. Affiliations: Pleasant View Communities is a separate corporation, exempt from federal income tax under the provisions of Internal Revenue Code Section 501(c)(3). The organization, governed by a board of directors, is not affiliated with any religious, fraternal, charitable, or other non-profit organization, but operates as a non-denominational Christian community. Our history and mission and values reflect the strong faith and commitment to compassionate care, which have endured from founding of the community in 1955. Today, more than 580 men and women reside on Pleasant View's 243-acre campus—living in cottages spanning the perimeter of the campus or apartments, as well as the personal care and nursing care units. This self-contained Life Plan Community features attractive extras such as a fully equipped woodworking shop, gift shop/convenience store, outdoor recreation courts, health club with pool, and full-service beauty salon.

   Pleasant View is firmly committed to advocacy for seniors as emphasized in our mission and our core values. In support of the original founding purpose of the organization, our mission statement is "We aspire to provide healthy, vibrant living – full of joy, meaning and purpose – through passionate, Christ-like service. In living out our Mission, we are driven by the core values of Dignity, Kindness, Empathy, Compassion, Joy, and Stewardship. Our mission and our core values assist us in meeting our vision "To be a Life Plan Community of choice for those desiring a vibrant lifestyle; intellectual fulfilment; security; peace of mind; and respect for spiritual values."

7. Resident Population: The resident population at April 1, 2026 consists of:

439	Apartment and Cottage Residents
53	Personal Care Residents
92	Nursing Care Residents

8. Sample Fees: The entrance and monthly fee range for one-bedroom residences are as follows:

Plan 1 (Guaranteed refund - 40%)

Entrance fee	$208,500 - $231,500
Monthly fee:	
Single occupancy	$1,570 - $1,617
Double occupancy	$1,820 - $1,867

Plan II (Guaranteed refund - 60%)

Entrance fee	$239,700 - $263,900
Monthly fee:	
Single occupancy	$1,570 - $1,617
Double occupancy	$1,820 - $1,867

Plan III (Fully amortized)

Entrance fee	$174,200 - $193,400
Monthly fee:	
Single occupancy	$1,570 - $1,617
Double occupancy	$1,820 - $1,867

Disclosure Statement

Name of Facility: Pleasant View Communities
544 North Penryn Road
Manheim, PA 17545

Name of Provider: Pleasant View Communities
544 North Penryn Road
Manheim, PA 17545

Organized as a not-for-profit corporation, Pleasant View Communities is exempt from federal tax under the provisions of Internal Revenue Code Section 501(c)(3).

Names, Addresses, and Professions of Directors:

Robert Drummond, Vice Chair
[redacted]
SVP, Business Development, UDS

Scott Moyer, Chair
[redacted]
CPA/Consultant, Price Waterhouse Coopers

Sharon Mort, Resident
[redacted]
(Retired)

John A. Laughlin
[redacted]
Ordained Pastor, United Methodist Church

Marlin Gibble, Resident
[redacted]
(Retired)

David Nauman
[redacted]
CPA, Hershey Advisors P.C.

Daryl Leisey
[redacted]
North Group Consultant

Steve Lutz
[redacted]
CFO, Tate Flooring

Dale Hershey
[redacted]
Farmer, (Retired)

John Eccleston, Treasurer/ Secretary
[redacted]
Social worker(retired)

The board of directors is comprised of individuals from a range of professions and walks of life who bring a varied background of experience and knowledge to the board. Biographical affidavits on each director are on file and available for inspection in the offices of Pleasant View Communities. Copies of the biographical affidavits have been filed with the Insurance Department of the Commonwealth of Pennsylvania.

To our knowledge, none of the directors has anything to disclose pursuant to Section 7 (a) (3) (C) (I) and (II) of the Continuing Care Provider Registration and Disclosure Act, regarding noncompliance with the law.

Names, Addresses and Professions of Officers/ Executive Leadership:

Jonathan E. Hollinger, CPA, President/CEO
Pleasant View Communities
544 North Penryn Road
Manheim, PA 17545

Jonathan comes to Pleasant View Communities from Excentia, where he served as their CEO from 2010 through 2015. His extensive background in public accounting, healthcare and non-profit management serves him well in his role as President/CEO where he desires to maintain Pleasant View as an organization of excellence, a leader within the continuing care retirement community and an employer of choice. Previously, Jonathan served as the Controller for Greiner Industries and Accounting Manager for Central Penn Management Group. He is a Certified Public Accountant and holds a B.S. in Accounting from Lebanon Valley College. In addition, Jonathan brings a familiarity with the Manheim area and a deep knowledge of retirement communities, as he served on the Board of Directors of Landis Homes Retirement Community near Lititz from 2012 to 2015, holding the position of Board Treasurer from 2013-2015. Jonathan has served on numerous nonprofit boards of directors and is currently contributing his expertise to the board of a local community bank, as well as serving on the board of directors for Leading Age PA.

Steve Myers, CPA, Vice President, Finance
Pleasant View Communities
544 North Penryn Road
Manheim, PA 17545

Steve Myers stepped into the role of Vice President of Finance with more than twenty years of experience in the Continuing Care Retirement Community industry. A graduate of Shippensburg University, Steve is a Certified Public Accountant and previously served as the Community's Controller since 1998.

Amy Blough Marsilio, Vice President, Operations and Compliance
Pleasant View Communities
544 North Penryn Road
Manheim, PA 17543

Amy Blough Marsilio joined Pleasant View in March 2020 as the Vice President of Human Resources and Compliance. In December of 2021, she assumed the role of Vice President of Operations and Compliance. Amy is responsible for planning, organizing and administering the daily operations of Pleasant View's healthcare center. She oversees the administration of all therapy services, maintaining a professional level of confidentiality in all organizational areas related to employee and resident issues. Her focus is on providing the highest level of quality care to the residents served at Pleasant View. Amy also is responsible for maintaining compliance with all regulatory requirements, budgetary guidelines and policies and procedures established by Pleasant View. In addition, Amy oversees the daily operation of Personal Care, Human Resources, IT, Social Services, Activities and Dining Services.

Amy holds a Bachelor's degree in Human Resource Management from Juniata College. In addition, Amy received her Master's degree in Business Administration from Lebanon Valley College. Amy is a licensed Nursing Home Administrator in the state of PA. Amy is also the Compliance Officer for Pleasant View. Prior to coming to Pleasant View, Amy was the Vice President of Human Resources at Moravian Manor.
Amy currently serves on an insurance captive board of directors.

Gary Gaissert, Vice President, Facilities and Project Management
Pleasant View Communities
544 North Penryn Road
Manheim, PA 17545

Having 40 years of experience in the construction industry (the last 20 in retirement living) Gary comes to Pleasant View to help with overseeing the new building projects. In addition to managing the building expansions and capital improvement efforts, he is responsible for maintaining and improving operational performance excellence in all the daily aspects of the facility and marketing/sales departments. Gary holds a Bachelor of Business Administration degree from Adelphi University. He also has been the past board chairman for Lancaster Lebanon Habitat for Humanity and currently serves on the Manheim Township Fire Rescue Foundation, Lancaster County Fraternal Order of Police Foundation and serves on the Manheim Township Zoning Hearing Board.

Affiliations:

Pleasant View Communities is a separate corporation and not affiliated with any denomination. No denomination, charitable, or other non-profit organization, or any other organization is responsible for the obligations of Pleasant View Communities. The corporation is excluded from federal tax on exempt function income under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

Property:

Pleasant View Communities is in a rural setting in the south-central portion of the Commonwealth of Pennsylvania. The facility is situated in Penn Township, northern Lancaster County, immediately east of the Borough of Manheim.

There are approximately 243 acres of land owned by the organization. Penryn Road and Hickory Lane divide the land into three tracts. The present retirement community operations occupy about 50 acres. The majority of the land surrounding the facility is used as farmland.

The retirement community campus consists of eight main buildings, most of which are connected by indoor climate-controlled hallways. Access between most of the eight buildings is possible without going outdoors or using any stairways. There are also 82 cottages and two private apartment buildings with 18 apartments in each building situated on the campus.

On September 1, 2025, Pleasant View acquired Mount Joy County Homes ("MJCH") located at 100 Bayberry Drive, Mount Joy, PA. MJCH is an active senior living community, previously owned by Messiah Lifeways. MJCH cottages offer another option for seniors age 55+, and the 31-acre community features an on-campus library, fitness studio, community room, support services, and a resident-led calendar of activities.

The following describes the five main buildings and the cottages on the Pleasant View main campus:

J. Calvin Wenger Health and Wellness Center (nursing care) – All 92 licensed beds are certified for both Medicare and Medicaid. The three-story skilled unit constructed in 1974 has recently undergone renovations. A 24 licensed bed memory support unit for the cognitively impaired, is located on the third floor. Also located within the building are offices, a post- high school gap year program dormitory, a sun porch and the laundry facility. In September 2012, a new wing was constructed on the southeast side of the campus. All 68 rooms offer private sleeping rooms, some with a private bath: some with shared baths.

Terrace Gardens (personal care) - This two-story building consists of 59 private rooms. Individual rooms may be single resident occupied private or shared occupancy. There are three functional areas within the Terrace Gardens building. The top floor includes several activity lounges, a recreational kitchen, and a staff workstation, in addition to resident rooms. The first floor includes a spacious lobby, activity lounges, resident rooms, laundry facilities, and a staff workstation. The first floor house a third area,

called The Meadows, which is a memory support area with a total of 17 secured memory loss personal care neighborhood for residents with early stage dementia. It includes a central gathering area for dining and activities, a recreational kitchen, lounge, private porch and secure courtyard, laundry facilities, and a staff office. A portion of the second floor which is connected via an enclosed hallway to the Town Square building has been remodeled for 9 residential living units. The lower level of the building contains a meeting room, staff training classroom, several offices and mechanical rooms.

Town Square buildings (residential living) – These two buildings connected by an enclosed pedestrian bridge house 116 apartments including studio, one-bedroom, one-bedroom with den, and two-bedroom deluxe residences. Amenities include a computer center, guest rooms, craft room, greenhouse, dining room, restaurant, bistro, coffee bar, woodworking shop, pool, golf simulator and fitness center, mobile gift cart, thrift shop boutique, and various outside services.

West Lawn (residential living) – These two apartment buildings feature 36 open concept private apartments, ranging in size from 1,275 to 1,700 square feet. Apartment offerings include one bedroom/den or two bedroom/den floorplan layouts.

Core Area - Centrally located on the campus, the core area consists of the Hoffer auditorium, an activity room, two dining rooms, a kitchen facility, lounge, lobby, a hair care salon, administrative offices and therapy department. The core areas were either constructed or renovated in 1992, as part of a campus wide construction and renovation project.

Cottages (residential living) – There are 52 cottages on the perimeter of the occupied acreage. The cottages, with stone or brick exteriors, have two bedrooms, two baths and attached garage parking. Grouped in clusters with end and middle units, or built as end cottage duplexes, the cottages range in size from 1,199 to 1,850 square feet (excluding basements and Florida rooms.) All services of the Pleasant View Communities are available to cottage residents.

Services:

The following details services covered by the monthly service fee, and those available at an extra charge.

Included in the monthly service fee:

* All utilities (except telephone, internet and cable) ++
* Trash removal
* Payment in lieu of taxes
* Grounds maintenance and snow removal
* Housekeeping of common areas
* Activities and recreational programs
* Chaplain support
* Scheduled trips for shopping and recreation
* Use of common areas that include:

Computer center	Locked mailboxes	Lounges
Activity rooms	Mobile gift cart	Auditorium
Shuffleboard	Private dining room	Golf simulator
Game Room	Dining options	Courtyard
Craft room	Greenhouse / garden plots	Libraries
Outdoor Recreation Courts		

* Maintenance of living unit and furnished appliances
* Building security
* Lighted parking area or underground parking (if applicable)
* Storage compartment (if applicable)
* Membership to fitness center
* Building Insurance
* Administrative support services

++ Hershey cottages are responsible for their own electric.

Available at extra cost:

* Woodshop
* Guest rooms
* Preferred placement in our nursing or personal care facilities
* Meals in the restaurant, bistro or coffee bar
* Periodic brunches and theme meals in the restaurant or bistro
* Housekeeping services
* Therapy services
* Laundry services
* Tray service to a personal residence during illness
* Medical supplies
* Special nursing services
* Private off-campus transportation
* Beauty and barber services
* Storage areas, when available
* Parking garage, when available
* PV at Home – non-medical home services
* Cable TV, phone, and internet
* Activity – fees may apply to specific trips, workshops, etc.

Additional information concerning services is included in Article 2 of the Residency Agreement and on the “Services Available for Extra Charge” fee sheets which are distributed annually.

Residents have the right to occupy the residence for so long as they satisfy the conditions of occupancy as set forth in the Residence and Care Agreement. If a resident needs accommodation for the provision of personal care, memory support, or nursing care, these services will be available on a priority access basis.

Admission to personal care, memory support or nursing care services is contingent upon the resident meeting the financial and all other admission criteria. The cost for personal care, memory support or nursing services is not included in the Entrance Fee or Monthly Fee. Residence and Care Agreements signed by residents are fee-for-service contracts. If a resident requires personal care, memory support, or nursing care services, an admission agreement is signed for that level of care which establishes the basis for charges for personal care, memory support and nursing care services. The fees associated with the provision of personal care, memory support and nursing care services depend upon the type of room and/or services required. Refer to Appendix A.

Fees:

A. Entrance and monthly fees

Entrance and monthly fees are detailed in the Fee Schedule for Cottages and Apartments sheet, attached as Appendix A.

The monthly fee for cottages and apartments includes: all utilities (except telephone, cable television, and internet), maintenance of interior and exterior, ground care, trash and snow removal, recreational programming, scheduled transportation, and use of common facilities. Hershey Cottages are responsible for their own electric.

B. Adjustments to monthly fees

Monthly fees are subject to adjustment on an annual basis, depending upon the financial results of operating the community during the preceding year. Although no specific formula is used to determine the amount of any such adjustment, any increase or decrease in the monthly fee would be related to (1) an increase or decrease in the difference between revenues and expenses of the community during the preceding year and projected expenses for the coming year; (2) a reduction of earnings on investments; (3) the maintenance or establishment of necessary reserve funds and (4) maintaining a debt service coverage ratio of 1.2.

A 30-day notice to residents is required regarding any future increases in the monthly fee.

C. Inability to Pay

In cases where a resident's financial resources prove inadequate, the resident may request special financial consideration by Pleasant View Communities. It is the policy of Pleasant View Communities not to ask a resident to leave the campus solely because of inability to pay the full monthly charges so long as the resident qualifies for financial assistance. The Residence and Care Agreement provides an explanation of the policy for financial assistance.

C. Monthly Fee History

Monthly Fees with Entrance Fee

	2022		2023		2024		2025		2026	
	Fee	% Increase	Fee	% Increase	Fee	% Increase	Fee	% Increase	Fee	% Increase
Efficiency (A)	1200	4.99	1272	6.00	1336	5.03	1403	5.01	1445	2.99
Efficiency	1227	4.96	1301	6.03	1366	5.00	1434	4.98	1478	3.07
Large Efficiency	1227	4.96	1301	6.03	1366	5.00	1434	4.98	1478	3.07
One Bedroom (A)	1315	4.95	1394	6.01	1464	5.02	1537	4.99	1583	2.99
One Bedroom	1344	5.00	1424	5.95	1495	4.99	1570	5.02	1617	2.99
One Bedroom w/patio (A)	1315	4.95	1394	6.01	1464	5.02	1537	4.99	1583	2.99
One Bedroom w/ balcony	1344	5.00	1424	5.95	1495	4.99	1570	5.02	1617	2.99
One Bedroom Tower w/ balcony	1448	5.00	1535	6.01	1612	5.02	1693	5.02	1743	2.95
Two Bedroom (A)	1417	5.04	1501	5.93	1577	5.06	1655	4.95	1705	3.02
One Bedroom Den w/balcony (A)	1417	5.04	1501	5.93	1577	5.06	1655	4.95	1705	3.02
One Bedroom w/ den and balcony	1460	5.04	1547	5.96	1625	5.04	1706	4.98	1757	2.99
One Bedroom Den w/ corridor kitchen	1460	5.04	1547	5.96	1625	5.04	1706	4.98	1757	2.99
Two Bedroom Deluxe w/balcony (A)	1483	5.03	1571	5.93	1650	5.03	1733	5.03	1785	3.00
Two Bedroom Deluxe w/ balcony	1533	5.00	1625	6.00	1706	4.98	1791	4.98	1845	3.03
Two Bedroom Deluxe Corner w/balcony	1563	4.97	1657	6.01	1740	5.01	1827	5.00	1882	3.01
Two Bedroom Deluxe Corner w/balcony	1617	5.00	1714	6.00	1800	5.02	1890	5.00	1946	2.96
Hawthorne WL	1530	0.00	1655	8.17	1738	5.02	1825	5.01	1879	2.96
Walnut WL	1800	0.00	1947	8.17	2044	4.98	2147	5.04	2211	2.98
Birch WL	2040	0.00	2205	8.09	2315	4.99	2431	5.01	2504	3.00
Cypress WL	2040	0.00	2205	8.09	2315	4.99	2431	5.01	2504	3.00
Cottages:										
Larch	1652	5.02	1751	5.99	1839	5.03	1931	5.00	1989	3.00
Linden	1678	5.01	1779	6.02	1868	5.00	1961	4.98	2020	3.01
Linden w/Florida room	1722	5.00	1825	5.98	1916	4.99	2012	5.01	2073	3.03
Sycamore	1678	5.01	1779	6.02	1868	5.00	1961	4.98	2020	3.01
Sycamore w/Florida room	1722	5.00	1825	5.98	1916	4.99	2012	5.01	2073	3.03
Sycamore w/basement	1848	5.00	1959	6.01	2057	5.00	2160	5.01	2225	3.01
Sycamore w/Florida room & basement	1954	5.00	2071	5.99	2175	5.02	2284	5.01	2352	2.98
Juniper	1884	5.02	1997	6.00	2096	4.96	2201	5.01	2267	3.00
Aspen	1937	5.04	2053	5.99	2156	5.02	2263	4.96	2331	3.00
Aspen w/breakfast room	1981	4.98	2100	6.01	2205	5.00	2315	4.99	2385	3.02

NOTES: Fee changes have occurred in the past on January 1.

Monthly Fees stated above are for one person. Add $250 per month for a second resident.

C. Monthly Fee History- Hershey Cottages
Monthly Fees with Entrance Fee

	2022		2023		2024		2025		2026	
	Fee	% Increase	Fee	% Increase	Fee	% Increase	Fee	% Increase	Fee	% Increase
Cottages:										
Chestnut							1593		1641	3.01
Magnolia							1701		1752	3.00
Dogwood							1845		1900	2.98
Hemlock							2245		2312	2.98

NOTES: Fee changes have occurred in the past on January 1.
Monthly Fees stated above are for one person. Add $250 per month for a second resident.

C. Monthly Fee History: MJCH
Monthly Fees with Entrance Fee

	2022		2023		2024		2025		2026	
	Fee	% Increase	Fee	% Increase	Fee	% Increase	Fee	% Increase	Fee	% Increase
Cottages:										
Donegal							1042		1052	0.96
Donegal II							1295		1308	1.00
Manheim							1323		1336	0.98
Marietta							1383		1397	1.01
Marietta II							1403		1417	1.00
Marietta II w/ Den							1467		1482	1.02
Marietta II w/ Den/ Sunroom							1531		1546	0.98

NOTES: Fee changes have occurred in the past on January 1.
Monthly Fees stated above are for one person. Add $154 per month for a second resident.

Right to Rescind:

Prospective residents have the right to rescind a resident agreement, without penalty or forfeiture, within seven days of 1) the initial date funds are deposited with or remitted to Pleasant View Communities or 2) the date of signing a resident agreement. The following "Notice of Right to Rescind" is part of the resident agreement in Appendix F.

Notice of Right to Rescind

_____
Date Rescission Period Begins

You may rescind and terminate your Residency Agreement, without penalty or forfeiture, within seven days of the above date. You are not required to move into the continuing care facility before the expiration of this seven-day period. No other agreement or statement you sign shall constitute a waiver of your right to rescind your Residency Agreement within the seven-day period.

To rescind your 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 Pleasant View Retirement Community, 544 N. Penryn Road, Manheim, PA 17545 no later than midnight of

_____.
(Last day of rescission.)

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

_____ _____
Date Signature

_____
Signature

Average Annual Cost of Providing Services:

The average annual cost for providing services from the previous operating fiscal period is presented in Appendix B.

Reserve Funding:

As of December 31, 2025, the following reserves were established:

Endowment fund- Board Designated	$ 20,704,405
Repayment fund	16,734,090
Insurance captive	100,000
	$ 37,538,495

The above reserves are invested in U. S. Government obligations, bank certificates of deposit, money market funds and stocks, bonds, ETF's and mutual funds. Most securities are held by a bank, brokerage house, or investment manager as trustee; however, final investment decisions are retained by the board of directors.

Entrance Fee Escrow Account:

Any entrance fee payments made prior to the occupancy date by the residents toward the total Entrance Fee for a residence will be deposited into an escrow account subject to release in accordance with the guidelines established by the Insurance Department. A copy of the Entrance Fee Escrow Agreement is available upon request.

Pleasant View Retirement Community

COMPARISON OF ACTUAL AND BUDGETED STATEMENTS OF OPERATIONS

For the Year Ended December 31, 2025

	ACTUAL	BUDGET	VARIANCE
Revenue, gains and other support:			
Net patient service	$ 15,729,113	$ 14,936,661	$ 792,452
Personal Care	4,612,477	4,522,044	90,433
Independent Living	8,754,257	8,163,777	590,480
Contributions and grants	2,462,952	155,500	2,307,452
Net assets released from restriction used for operations	17,055	15,000	2,055
Investment income	2,791,421	1,452,913	1,338,508
Other	1,836,194	818,940	1,017,254
Total revenue, gains and other support	$ 36,203,469	$ 30,064,835	$ 6,138,634
Expenses:			
Resident services	$ 11,188,593	$ 9,315,700	$ (1,872,893)
Dietary	2,243,795	2,173,480	(70,315)
Housekeeping	1,032,497	1,128,293	95,796
Laundry	275,013	291,258	16,245
Activities, volunteer and social services	824,269	831,099	6,830
Therapy services	853,984	871,351	17,367
Maintenance	3,430,275	4,185,928	755,653
Depreciation	6,003,072	4,998,321	(1,004,751)
Interest	3,019,224	2,445,758	(573,466)
Property	544,468	456,696	(87,772)
Management	3,104,281	2,964,784	(139,497)
Independent living support services	415,531	428,086	12,555
Amortization of goodfwill	296,418	0	(296,418)
Fund development	193,223	202,787	9,564
Admissions and marketing	556,547	538,268	(18,279)
Total expenses	$ 33,981,190	$ 30,831,809	$ (3,149,381)
Operating (loss)income	$ 2,222,279	$ (766,974)	$ 2,989,253
Net unrealized gains on investments	1,547,441	0	1,547,441
Change in fair value of interest rate swaps	(1,513,394)	0	(1,513,394)
Change in net assets	$ 2,256,326	$ (766,974)	$ 3,023,300
Net assets released from restriction for property and equipment	$ 2,236,763	$ 0	$ 2,236,763
Changes in net assets without donor restriction	$ 4,493,089	$ (766,974)	$ 5,260,063

Material Financial Differences

Determination of Materiality

For the purposes of this report, Material Financial Differences were determined to be amounts in excess of $1,451,600. Materiality was defined as being the amount which would cause the Financial Statements, taken as a whole, to be significantly misstated, and was calculated by applying a factor to the larger of total assets or total support and revenue.

The factor used in determining materiality was applied to total assets of $182,770,699

For 2025

Investment income was outside the materiality calculation, resulting from positive returns on the Community's investments, due to a favorable investment environment.

Change in fair value of interest rate swap agreements resulted from market changes in interest rates.

Contributions and grants were outside the calculation as a result of one-time grants received in relation to our cultural center project.

Resident services were outside the materiality calculation due to increased cost related to staffing and the current inflationary environment.

Net assets released from restrictions for property and equipment resulted from a capital campaign, assets placed in service, and the receipt of some grants related to the same project.

Pleasant View Retirement Community

PRO-FORMA STATEMENT OF OPERATIONS

For the Year Ended December 31, 2025

	Pro-Forma 2026	Historical 2025
Revenue, gains and other support:		
Net patient service	$ 15,891,988	$ 15,729,113
Personal Care	4,590,457	4,612,477
Independent Living	13,897,575	8,754,257
Contributions	167,500	2,462,952
Net assets released from restriction used for operations	15,000	17,055
Investment income	1,669,597	2,791,421
Other resident services	818,917	1,836,194
Total revenue, gains and other support	$ 37,051,034	$ 36,203,469
Expenses:		
Resident services	$ 9,834,914	$ 11,188,593
Dietary	2,377,473	2,243,795
Housekeeping	1,192,095	1,032,497
Laundry	372,264	275,013
Activities, volunteer and social services	853,390	824,269
Therapy services	887,870	853,984
Maintenance	5,454,393	3,430,275
Depreciation	6,191,185	6,003,072
Interest	3,402,602	3,019,224
Property	1,577,724	544,468
Management	3,202,650	3,104,281
Independent living support services	533,597	415,531
Amortization of goodwill	889,254	296,418
Fund development	220,289	193,223
Admissions and marketing	642,875	556,547
Total expenses	$ 37,632,575	$ 33,981,190
Operating income(Loss)	$ (581,541)	$ 2,222,279
Unrealized (gains) on investments	-	1,547,441
Change in fair value of interest rate swap agreement	-	(1,513,394)
Change in net assets without donor restrictions	$ (581,541)	$ 2,256,326
Net assets released from restrictiosn for property and equipment	$ 0	$ 2,236,763
Changes in net assets	$ (581,541)	$ 4,493,089

Certified Financial Statements:

Certified financial statements for the two (2) most recent years are attached as Appendix C.

Residence and Care Agreement:

See Appendix D for the Residency and Care Agreement with Notice of Right to Rescind.

Residents Right to Organize:

Residents shall have the right to participate in a Residents 'Association. A representative of Pleasant View Communities will hold quarterly meetings during the calendar year with residents for purposes of free discussion of topics related to living at Pleasant View Communities. Residents will be given at least seven (7) days' notice of all such meetings.

APPENDIX A

Fee Schedule for Cottages and Apartments

PLEASANT VIEW
COMMUNITIES

544 North Penryn Road, Manheim, PA 17545
717-665-2445 | www.PleasantViewCommunities.org

Fee Schedule – 2026 Cottage Rates

Type of Cottage	ENTRANCE FEE			MONTHLY SERVICE FEE	
	0% Refund	40% Refund	60% Refund	Single Person	Double ($250)
Larch / 1,199 sq ft	$317,900	$376,700	$429,400	$1,989	$2,239
Linden / 1,214 sq ft	$346,200	$410,300	$467,700	$2,020	$2,270
Linden with Florida Room / 1,358 sq ft	$371,100	$440,000	$501,600	$2,073	$2,323
Sycamore / 1,204 sq ft	$346,200	$410,300	$467,700	$2,020	$2,270
Sycamore with Florida Room / 1,330 sq ft	$371,100	$440,000	$501,600	$2,073	$2,323
Sycamore with Florida Room & Basement / 2,441 sq ft	$484,000	$573,700	$654,000	$2,352	$2,602

Monthly Service Fee Includes utilities (except TV, telephone, and internet), maintenance of interior and exterior, grounds care, trash and snow removal, fitness center membership, recreational programming, scheduled transportation, building insurance, and use of common areas.

Prices are effective January 1, 2026.

The non-refundable portion of entrance fee plans amortizes over 60 months.

PLEASANT VIEW COMMUNITIES
544 North Penryn Road, Manheim, PA 17545
717-665-2445 | www.PleasantViewCommunities.org

Fee Schedule – 2026 West Lawn Apartment Rates

Type of Apartment	ENTRANCE FEE			MONTHLY SERVICE FEE	
	0% Refund	40% Refund	60% Refund	Single Person	Double ($250)
Hawthorne / 1,275 sq ft 1 bedroom with den	$342,200	$405,100	$461,800	$1,879	$2,129
Birch / 1,700 sq ft 2 bedroom with den	$479,800	$568,100	$647,600	$2,504	$2,754
Cypress / 1,700 sq ft 2 bedroom with den	$479,800	$568,100	$647,600	$2,504	$2,754

Square footage includes terraces.
Parking Garage space included in entrance fee.
Please note: the current waiting time for these apartments is greater than 10 years.

Fee Schedule – 2026 Town Square Apartment Rates

Type of Apartment	ENTRANCE FEE			MONTHLY SERVICE FEE	
	0% Refund	40% Refund	60% Refund	Single Person	Double ($250)
Studio / 575 - 703 sq ft	$170,700	$204,400	$233,000	$1,478	$1,728
One Bedroom / 761 - 765 sq ft	$183,900	$220,200	$251,000	$1,617	$1,867
One Bedroom with Balcony / 759 - 786 sq ft	$193,400	$231,500	$263,900	$1,617	$1,867
One Bedroom with den & Balcony / 1,019 - 1,075 sq ft	$264,400	$313,300	$357,200	$1,757	$2,007
Two Bedroom Deluxe with Balcony / 1,125 - 1,138 sq ft	$305,900	$362,400	$413,100	$1,845	$2,095

Parking Garage price options are available for a designated space if available.

Monthly Service Fee Includes utilities (except TV, telephone, and internet), maintenance of interior and exterior, grounds care, trash and snow removal, fitness center membership, recreational programming, scheduled transportation, building insurance, and use of common areas.

The non-refundable portion of entrance fee plans amortizes over 60 months. Prices are effective January 1, 2026.

PLEASANT VIEW
COMMUNITIES

544 North Penryn Road, Manheim, PA 17545
717-665-2445 | www.PleasantViewCommunities.org

Fee Schedule – 2026 Courtyard Apartment Rates

Type of Apartment	ENTRANCE FEE			MONTHLY SERVICE FEE	
	0% Refund	40% Refund	60% Refund	Single Person	Double ($250)
One Bedroom / 665 sq ft	$174,200	$208,500	$237,700	$1,583	$1,833
One Bedroom with Patio / 665 sq ft	$183,000	$219,000	$249,700	$1,583	$1,833
One Bedroom / 777 sq ft	$180,300	$215,900	$246,100	$1,540	$1,790
One Bedroom Den with Balcony / 901 sq ft	$248,700	$294,800	$336,100	$1,705	$1,955
Two Bedroom Deluxe with Balcony / 1,020 sq ft	$282,600	$334,800	$381,700	$1,785	$2,035
Two Bedroom / 1,100 sq ft	$272,900	$323,400	$368,700	$1,673	$1,923

Monthly Service Fee Includes utilities (except TV, telephone, and internet), maintenance of interior and exterior, grounds care, trash and snow removal, fitness center membership, recreational programming, scheduled transportation, building insurance, and use of common areas.

The non-refundable portion of entrance fee plans amortizes over 60 months.

Prices are effective January 1, 2026.

Parking Garage price options are available for a designated space if available.

PLEASANT VIEW COMMUNITIES

544 North Penryn Road, Manheim, PA 17545
717-665-2445 | www.PleasantViewCommunities.org

Fee Schedule – 2026 Hershey Farm Cottage Rates

Type of Cottage	ENTRANCE FEE			MONTHLY SERVICE FEE	
	0% Refund	40% Refund	60% Refund	Single Person	Double ($250)
Chestnut 1,274 sq ft / 1 bedroom with den	$362,300	$429,300	$489,400	$1,641	$1,891
Magnolia 1,361 sq ft / 2 bedroom	$380,400	$450,800	$513,900	$1,752	$2,002
Dogwood 1,476 sq ft / 2 bedroom	$406,600	$481,700	$549,100	$1,900	$2,150
Hemlock* 1,796 sq ft / 2 bedroom with den	$480,900	$570,000	$649,800	$2,312	$2,562

Monthly Service Fee Includes utilities (except electric, TV, telephone, and internet), maintenance of interior and exterior, grounds care, trash and snow removal, fitness center membership, recreational programming, scheduled transportation, building insurance, and use of common areas.

The non-refundable portion of entrance fee plans amortizes over 60 months.

Square footage does not include garage

*Single home

Mount Joy Country Homes

AT PLEASANT VIEW COMMUNITIES

106 Bayberry Drive, Mount Joy, PA 17552
717-664-6644
PleasantViewCommunities.org/MountJoyCountryHomes

Type of Cottage	ENTRANCE FEE			MONTHLY SERVICE FEE	
	0% Refund	50% Refund	90% Refund	Single Person	Double (+$154)
Donegal 940 sq ft	$138,900	$210,900	$357,000	$1,052	$1,206
Donegal II 1,200 sq ft	$177,300	$269,000	$455,500	$1,308	$1,462
Manheim 1,226 sq ft	$188,600	$286,100	$484,300	$1,336	$1,490
Marietta 1,270 sq ft	$195,100	$296,100	$501,000	$1,397	$1,551
Marietta II 1,359 sq ft	$216,800	$329,400	$557,300	$1,417	$1,571
Marietta II with Den 1,475 sq ft	$235,200	$357,100	$604,400	$1,482	$1,636
Marietta II with Den & Sunroom 1,589 sq ft	$253,600	$384,900	$651,400	$1,546	$1,700

Monthly Service Fee Includes utilities (water, sewer, trash), property tax and insurance, lawn care, snow and leaf removal, access to Community Center, community-focused activities, maintenance of all major appliances, water heater, and AC.

PLEASANT VIEW COMMUNITIES

Residential Living
Services available for extra charge
Effective January 1, 2026

Activities Fees may apply to specific trips, workshops, classes, etc.	Charge varies by activity
Storage areas (as available)	$20.00/month
Garage parking space (as available)	$150.00/month
Food services	
Hearth & Harrow	Prices posted
Terrace Gardens Dining Room Breakfast	$10.75
Terrace Gardens Dining Room Lunch/ Dinner	$12.95
Catering services	vary with the selected menu
Guest room (When available. Includes a $10 credit/night to Hearth & Harrow)	$135.00/night
Fee for non-returned key or fob	$35.00
Housekeeping fee – beyond normal wear and tear	$25.00
Non-resident guest fee (extended visit, time limitation exists)	$100 per week/guest
Telephone service	$26.00/month
Listed phone number	$1.00/month
Long distance	$.06/minute
Internet service	
Basic (2MB-3MB)	$21.00/month
Surfer (6MB to 15MB)	$32.00/month
Streamer (10MB to 25MB)	$42.00/month
HD (25MB to 50MB)	$58.00/month
Replacement Cost Emergency Pendants	$180.00
Initial & Replacement Cost for Emergency Watch Pendants	$235.00
Payment by check	$5.00/month
Specialty Services	
Housekeeping and maid service (1-hour minimum charge)	$40.00/hour
Housekeeping and maid service (basic refresh package)	$50-60.00/visit
Housekeeping and maid service (standard clean package)	$70-80.00/visit
Housekeeping and maid service (deep clean package)	$140-150.00/visit
Window cleaning	$50.00/hour
Window cleaning – dormer windows – additional charge	$7.00/window
Carpet cleaning (per technician; 1-hour minimum charge)	$40.00/hour

Maintenance service (½ hour minimum charge for special requests)	$50.00/ hour
Maintenance trash removal of non-donatable items	, prevailing charges
Key duplication	$5.00/Key
Key fob replacement	$25.00/fob
Identification badge replacement	$5.00/badge
IT Services/ support	$50/ hour
Nursing service	$20.00/¼ hour
Physical, occupational, and speech and language therapy (as ordered by physician)	
Medicare Part A/Part B/HMO	130% of CMS approved fee schedule
(CMS is the abbreviation for the Centers for Medicare & Medicaid Services. CMS determines the fees and reimbursements for these services.)	
Refurbishing charge for existing apartment or cottage transfers	$15,000 – $30,000
Transportation to medical appointments	
Hourly rate	$80.00/hour
Escort fee (in addition to driver)	$80.00/hour
Meal delivery	$5.00/delivery

The Salon at Pleasant View – men's and women's hair care services

Bang trim	$11.00	Mustache trim	$11.00
Shampoo only	$17.00	Beard trim	$13.00
Shampoo & blow dry	$22.00	Re-comb	$18.00
Male dry cut	$23.00	Brow wax	$15.00
Male shampoo & cut	$27.00	Lip wax	$13.00
Female dry cut	$32.00	Chin wax	$13.00
Female shampoo & cut	$39.00	Manicure	$23.00
Female shampoo, cut & style	$46.00	Pedicure	$35.00
Shampoo & set/blow-dry	$32.00	Manicure / polish	$29.00
Permanent	$82.00	Pedicure/polish	$39.00
Partial perm	$60.00	Gel manicure	$40.00
Long permanent	$118.00	Gel removal	$12.00
Hair Color	$72.00	Clip and file	$16.00
Color retouch	$50.00	Clip, file, and polish	$20.00
Hair color & cut	$96.00	Paraffin dip	$20.00
Full highlights	start at $93.00	Pedicure w/ gel	$45.00
Partial highlights	start at $52.00		

Pleasant View Communities is an independent non-profit, non-denominational organization whose policy is to administer and treat all residents without regard to race, color, national origin, ancestry, age, sex, physical handicap, disability or religious creed.

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APPENDIX B

Pleasant View Retirement Community

ANNUAL EXPENSE PER DAY CALCULATION

ANNUAL EXPENSE PER DAY CALCULATION

For the Year Ended December 31, 2025

Expenses Total expenses include salaries and wages, employee benefits, other expenses, depreciation, and interest	$	9,898,686
Total Expenses Divided by: Resident Days		$9,898,686/ 113,931
Average annual cost per resident day		$86.88 x 365
Average annual cost per resident		$31,711

APPENDIX C

Certified Financial Statements

Pleasant View Retirement Community
d/b/a Pleasant View Communities

Financial Statements

December 31, 2025 and 2024

Pleasant View Retirement Community
d/b/a Pleasant View Communities

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December 31, 2025, and 2024

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Independent Auditors' Report

To the Board of Directors of
Pleasant View Retirement Community d/b/a Pleasant View Communities

Opinion

We have audited the financial statements of Pleasant View Retirement Community d/b/a Pleasant View Communities (the Community), which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations and changes in net assets 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 Community as of December 31, 2025 and 2024, and the results of its operations, changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Community 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 GAAP, 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 Community's ability to continue as a going concern within one year after the date that the financial statements are issued.

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

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Community'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 Community'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.

Baker Tilly US, LLP

New Castle, Pennsylvania
March 26, 2026

Pleasant View Retirement Community
d/b/a Pleasant View Communities

Balance Sheets
December 31, 2025 and 2024

	2025	2024
Assets		
Current Assets		
Cash	$ 3,124,593	$ 2,373,122
Current portion of assets whose use is limited	2,855,264	2,136,876
Accounts receivable	1,256,539	1,482,965
Grants receivable	2,000,000	-
Pledges receivable, current portion	20,044	41,782
Other current assets	2,258,486	460,384
Total current assets	11,514,926	6,495,129
Assets Whose Use is Limited	37,785,440	39,118,544
Pledges Receivable, Net	52,543	116,927
Statutory Minimum Liquid Reserve	4,104,000	2,224,000
Interest Rate Swaps	2,160,472	3,673,866
Goodwill	8,596,122	-
Property and Equipment, Net	118,557,196	88,695,960
Total assets	$ 182,770,699	$ 140,324,426
Liabilities and Net Assets		
Current Liabilities		
Current portion of long-term debt	$ 1,969,552	$ 1,463,633
Accounts payable, trade	1,130,587	854,681
Accounts payable, construction	2,576,626	1,541,392
Accrued expenses	1,616,686	1,246,586
Resident funds and deposits	2,843,822	2,132,640
Total current liabilities	10,137,273	7,238,932
Refundable Advance	-	2,149,497
Long-Term Debt, Net	89,033,128	71,994,385
Refundable Entrance Fees	14,679,553	9,034,758
Deferred Revenue From Entrance Fees	36,832,107	22,928,181
Total liabilities	150,682,061	113,345,753
Net Assets		
Without donor restrictions	27,362,183	22,869,094
With donor restrictions	4,726,455	4,109,579
Total net assets	32,088,638	26,978,673
Total liabilities and net assets	$ 182,770,699	$ 140,324,426

See notes to financial statements

Pleasant View Retirement Community
d/b/a Pleasant View Communities

Statements of Operations
Years Ended December 31, 2025 and 2024

	2025	2024
Revenue, Gains and Other Support		
Skilled nursing	$ 15,729,113	$ 14,762,351
Independent living	8,754,257	7,497,628
Personal care	4,612,477	4,379,360
Other resident services	1,836,194	445,393
Investment income	2,791,421	2,409,233
Net assets released from restrictions	17,055	20,574
Contributions and grants	2,462,952	163,408
Total revenue, gains and other support	36,203,469	29,677,947
Expenses		
Resident services	11,188,593	9,404,262
Depreciation	6,003,072	5,013,972
Maintenance	3,430,275	3,961,572
Management	3,104,281	3,006,409
Interest	3,019,224	2,107,630
Dietary	2,243,795	2,075,548
Housekeeping and floor care	1,032,497	990,707
Therapy services	853,984	748,781
Activities, volunteer and social services	824,269	748,082
Admissions and marketing	556,547	724,082
Property	544,468	399,786
Independent living support services	415,531	368,336
Amortization of goodwill	296,418	-
Laundry	275,013	247,268
Fund development	193,223	191,267
Total expenses	33,981,190	29,987,702
Operating income (loss)	2,222,279	(309,755)
Nonoperating Revenues (Expenses)		
Unrealized gains on investments	1,547,441	2,264,470
Change in fair value of interest rate swaps	(1,513,394)	1,269,011
Revenue, gains and other support in excess of expenses	2,256,326	3,223,726
Other Changes in Net Assets Without Donor Restrictions		
Net assets released from restrictions for property and equipment	2,236,763	-
Changes in net assets without donor restriction	$ 4,493,089	$ 3,223,726

See notes to financial statements

Pleasant View Retirement Community
d/b/a Pleasant View Communities

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

	2025	2024
Net Assets Without Donor Restrictions		
Revenue, gains and other support in excess of expenses	$ 2,256,326	$ 3,223,726
Net assets released from restrictions for property and equipment	2,236,763	-
Changes in net assets without donor restriction	4,493,089	3,223,726
Net Assets With Donor Restrictions		
Contributions	2,956,816	181,402
Change in value of pledges receivable	(86,122)	(271,562)
Net assets released from restrictions	(2,253,818)	(20,574)
Change in net assets with donor restrictions	616,876	(110,734)
Change in net assets	5,109,965	3,112,992
Net Assets, Beginning	26,978,673	23,865,681
Net Assets, Ending	$ 32,088,638	$ 26,978,673

See notes to financial statements

Pleasant View Retirement Community
d/b/a Pleasant View Communities

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

	2025	2024
Cash Flows From Operating Activities		
Change in net assets	$ 5,109,965	$ 3,112,992
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	6,003,072	5,013,972
Amortization of deferred financing costs	111,929	91,950
Amortization of bond premium	(49,719)	(51,050)
Amortization of entrance fees	(3,770,873)	(3,235,782)
Amortization of goodwill	296,418	-
Unrealized gains on investments	(1,547,441)	(2,264,470)
Realized gains on investments	(385,513)	(368,251)
Gain on disposal of property and equipment	(1,000)	(48,983)
Change in fair value of interest rate swaps	1,513,394	(1,269,011)
Restricted contributions for long-term purposes	(633,931)	(14,587)
Change in value of pledges receivable	86,122	271,562
Proceeds from nonrefundable entrance fees, existing units	4,056,467	3,684,458
Changes in assets and liabilities:		
Accounts receivable	226,426	(152,881)
Grants receivable	(2,000,000)	-
Other assets	(1,798,102)	(31,727)
Accounts payable, trade	275,906	(164,841)
Accrued expenses	370,100	308,255
Refundable advance	(2,149,497)	-
Resident funds and deposits	711,182	774,030
Net cash provided by operating activities	6,424,905	5,655,636
Cash Flows From Investing Activities		
Net purchases of assets whose use is limited	2,421,292	(2,901,782)
Amounts paid in acquisition	(11,640,000)	-
Purchases of property and equipment	(24,223,308)	(17,830,034)
Proceeds from disposal of property and equipment	-	48,983
Net cash used in investing activities	(33,442,016)	(20,682,833)
Cash Flows From Financing Activities		
Repayment of long-term debt	(1,988,228)	(1,419,613)
Proceeds from long-term debt	19,773,113	16,176,065
Payments for deferred financing costs	(302,433)	(328,003)
Proceeds from refundable entrance fees, existing units	1,105,233	368,600
Proceeds from entrance fees, new units	10,512,700	1,452,700
Refunds of entrance fees	(1,247,346)	(1,194,850)
Restricted contributions received for long-term purposes	633,931	-
Net cash provided by financing activities	28,486,970	15,054,899
Net change in cash and restricted cash and cash equivalents	1,469,859	27,702
Cash and Restricted Cash and Cash Equivalents, Beginning	4,509,998	4,482,296
Cash and Restricted Cash and Cash Equivalents, Ending	$ 5,979,857	$ 4,509,998
Supplemental Disclosure of Cash Flow Information		
Cash paid for interest, net of amounts capitalized	$ 3,049,317	$ 1,978,798
Noncash Investing and Financing Activities		
Obligations incurred for the acquisition of property and equipment	$ 2,576,626	$ 1,541,392

See notes to financial statements

1. Nature of Operations

Pleasant View Retirement Community d/b/a Pleasant View Communities (the Community) is a not-for-profit organization providing housing, health care and other related services to residents through the operation of a continuing care retirement community containing 82 cottages, 152 apartments, 59 personal care units and a 92-bed health care facility located in Manheim, Pennsylvania. The Community also owns a 55 plus apartment complex known as the Lofts at Lititz Springs, which is managed by a third-party management company. The Community commenced operations in 1954 and was incorporated in Pennsylvania in 1972.

During 2025, the Community acquired 80 independent living units as discussed in Note 3.

2. Summary of Significant Accounting Policies

Use of Estimates

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

Cash and Restricted Cash and Cash Equivalents

For purposes of the statements of cash flows, cash equivalents include investments purchased with an initial maturity of three months or less. Cash and restricted cash and cash equivalents reported in the statements of cash flows are comprised of the following items reported in the balance sheets at December 31:

	2025	2024
Cash	$ 3,124,593	$ 2,373,122
Restricted cash and cash equivalents included in assets whose use is limited	2,855,264	2,136,876
Total cash and restricted cash and cash equivalents	$ 5,979,857	$ 4,509,998

Assets Whose Use is Limited and Investment Risk

Assets designated by the Board of Directors for benevolent care, resident funds and entrance fee deposits, escrow deposits, contributions with donor restrictions, and investments without donor restrictions are classified as assets whose use is limited. Amounts required to meet current liabilities of the Community are classified as current assets in the balance sheets.

Investments in equity securities with readily determinable fair values and all investments in debt securities are estimated using similarly quoted prices. Investment income (including realized and unrealized gains and losses on investments, interest and dividends) is included in revenue, gains, and other support in excess of expenses unless restricted by donor or law.

Although the Community's investments are invested in a variety of financial instruments, the related fair values, as reported in the balance sheets, are subject to various market risks including changes in the equity markets, the interest rate environment, and economic conditions. Due to the level of risk associated with investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the fair value of investments reported in the accompanying balance sheets could materially change in the near term.

Accounts Receivable

Accounts receivable are reported net of an allowance for credit losses, which represents the Community's estimate of expected losses at the balance sheet dates. Accounts are written off when they are determined to be uncollectible. The adequacy of the Community's allowance for credit losses is reviewed on an ongoing basis, using historical payment trends, write-off experience, analyses of receivable portfolios by payor source and aging of receivables, a review of specific accounts, and expected future economic conditions and market trends. Adjustments are made to the allowance as necessary. No allowance for credit losses was recorded at December 31, 2025 and 2024, respectively.

Pledges Receivable

Unconditional pledges to give are included in the financial statements as pledges receivable and related revenue is included in the appropriate net asset category. Pledges expected to be collected in future years are recorded at the present value of the estimated future cash flows. Pledges are written off when they are determined to be uncollectible based on management's assessment of individual pledges.

Interest Rate Swaps

Derivative financial instruments used by the Community consist of interest rate swaps. The purpose of the interest rate swaps are to limit the Community's exposure to interest rate changes on its variable rate debt. Changes in fair value of the interest rate swaps are reported within revenue, gains, and other support in excess of expenses since the interest rate swaps were not designated as hedging instruments.

Property and Equipment

Property and equipment are recorded at cost for all items purchased, and fair value at date of receipt for property contributed. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets. The Community's capitalization policy is to review invoices in excess of $1,000 to determine if they should be capitalized. Maintenance and repairs of buildings and land improvements are charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of buildings and land improvements, the cost and accumulated depreciation are eliminated from the accounts and gain or loss is included in operations.

Property and equipment are evaluated for impairment whenever events or changes in circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. If expected cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of the assets. No impairment losses were recognized in 2025 or 2024.

Goodwill

The Community recorded goodwill in the amount of $8,892,540 as part of its acquisition discussed in Note 3. The Community has elected the accounting alternative to amortize goodwill. Goodwill is amortized on a straight-line basis over ten years and is tested for impairment at the entity level. Amortization expense amounted to $296,418 during the year ended December 31, 2025. The Community evaluates goodwill for impairment when a triggering event occurs that indicates the fair value may be below its carrying amount. Management has determined that no such triggering event had occurred during 2025. Therefore, additional testing to identify potential impairment was unnecessary. Goodwill was $8,596,122 at December 31, 2025. There was no goodwill as of December 31, 2024.

Employee Retention Credits

The Employee Retention Credit (ERC), which was included as part of the Coronavirus Aid, Relief and Economic Security (CARES) Act and amended by the Consolidated Appropriations Act (CAA), the American Rescue Plan Act (ARPA), and the Infrastructure Investment and Jobs Act (IIJA), incentivizes employers severely impacted by the COVID-19 pandemic to retain their employees when they might otherwise find it difficult to do so. The fully refundable tax credit is allowed against the employer's share of employment taxes for qualified wages paid after March 12, 2020, and before October 1, 2021. Credits in excess of the tax amounts paid by an employer are treated as overpayments and are also refunded to the employer. The ERC is calculated as a percentage of qualified wages (as defined in the CARES Act, as amended) paid by an eligible employer.

The Community averaged more than 100 full-time employees (FTEs), but less than 500 FTEs during 2019, therefore, it was considered a large employer during 2020 and a small employer during 2021. As a large employer in 2020, only wages paid to employees not providing services were eligible for the ERC, while as a small employer in 2021 all of the Community's otherwise qualified wages were eligible. For 2020, the ERC equaled 50% of an employee's qualified wages up to $10,000 per employee with a maximum annual credit for each employee of $5,000. For 2021, the ERC equaled 70% of an employee's qualified wages up to $10,000 per employee per calendar quarter with a maximum annual credit of $21,000 for each employee.

The Community accounts for this federal funding in accordance with the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958-605 guidance for conditional contributions and, accordingly, revenues are measured and recognized when barriers are substantially met. While management believes that it qualifies for the ERC under the credit's partial suspension provisions, the Community was unable to determine whether it substantially met the ERC eligibility barriers under the FASB ASC 958-605. As the Community was unable to determine whether it substantially met the ERC's eligibility barriers, it had not recorded the ERC funds received through December 31, 2024, as grant revenue, and instead had recorded the $2,149,497 ERC funds received through December 31, 2024, as a refundable advance in the accompanying balance sheet.

During the year ended December 31, 2025, the Community recognized $2,149,497 in contributions and grants revenue on the statement of operations and changes in net assets as the statute of limitations for IRS audit has passed for the underlying quarters that were claimed.

Deferred Financing Costs

Financing costs were incurred in connection with the issuance of long-term debt. These costs are reported in the accompanying balance sheets as a reduction of long-term debt and are being amortized over the life of the debt using the effective interest method. The Community incurred financing costs of $302,433 and $328,003 during 2025 and 2024, respectively, related to the financing of long-term debt (Note 8). The amortization of deferred financing costs, included in interest expense on the accompanying statements of operations, totaled $111,929 and $91,950 in 2025, and 2024, respectively.

Entrance Fees

Entrance fees are received from residents and applicants for residence. Applicants execute a resident agreement which requires payment of an entrance fee based on the unit to be occupied. A 10% deposit is due upon execution of the agreement and the remainder of the entrance fee is due upon occupancy. Prior to occupancy, entrance fees less a $500 administration fee are refundable upon termination of the agreement. The Community vests the advance fee over 60 months. The nonrefundable portion of the entrance fees are amortized into revenue using actuarial tables. The portion refundable from reoccupancy proceeds is reflected on the balance sheets as a liability for the full refund amount. The difference between the vested calculation and amortized revenue, if any, is recognized in the year the contract terminates.

Contractual refund obligations under existing resident agreements approximate $34,200,000 and $23,700,000 at December 31, 2025, and 2024, respectively.

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

Revenue from nonrefundable entrance fees received are recognized through amortization of the nonrefundable entrance fee using the straight-line method over annually adjusted estimated remaining life expectancies of the residents residing in independent living which approximates the period of time the goods and services under the agreements are expected to be transferred to residents. The unamortized portion is classified as deferred revenues from entrance fees in the balance sheets. Amortization of nonrefundable entrance fees included in independent living revenues was $3,770,873 in 2025, and $3,235,782 in 2024.

Net Assets

Net assets are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported 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.

Net Resident Service Revenue

Net resident service revenues are reported at the amount that reflects the consideration the Community 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, and other resident service streams, which are primarily derived from providing housing, skilled nursing, personal care, and other resident services to residents at a stated daily or monthly fee, net of any explicit or implicit price concessions. The Community 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 Community 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, and other resident services are recognized on a daily or month-to-month basis as services are rendered.

The Community 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 Community 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.

Benevolent Care and Medical Assistance Reimbursement and Cost of Providing Care

The Community maintains records to identify the cost of providing benevolent care based upon direct and indirect costs identified with the specific benevolent care provided. The level of benevolent care provided amounted to approximately $466,000 in 2025 and $565,000 in 2024.

The Community also provides nursing care to Medical Assistance program beneficiaries at amounts less than its cost of providing care. The Community 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 $2,249,000 in 2025 and $2,508,000 in 2024.

Contract Balances

Contract assets represent the Community's right to consideration in exchange for goods or services that the Community has transferred to a resident when that right is conditioned on something other than the passage of time (for example, the Community's future performance). Contract liabilities represent the Community's obligation to transfer goods or services to a resident for which the Community has received consideration (or the amount is due) from the resident.

The Community's beginning and ending contract assets and liabilities are separately presented on the balance sheets as of December 31, 2025 and 2024 as deferred revenues from entrance fees. Deferred revenues from entrance fees were $21,618,475 as of December 31, 2023. The Community had no contract assets as of December 31, 2025, 2024 and 2023.

Income Taxes

The Community has been recognized by the Internal Revenue Service as a not-for-profit corporation as described in Sec. 501(c)(3) of the Internal Revenue Code (IRC) and is exempt from federal and state income taxes pursuant to Sec. 509(a) of the IRC.

Measures of Operations

The statements of operations include the determination of operating income (loss). Operating income (loss) includes only those operating and nonoperating revenues and expenses that are an integral part of its program activities and that are used to support operations, and excludes change in fair value of interest rate swaps and unrealized gains on investments.

The statements of operations include the determination of revenue, gains, and other support in excess of expenses, which the Community defines as the performance indicator. Changes in net assets without donor restrictions which are excluded from the performance indicator, consistent with industry practice, and include contributions of long-lived assets (including assets acquired using contributions which by donor restrictions were to be used for the purposes of acquiring such assets).

Subsequent Events

The Community evaluated subsequent events for recognition or disclosure through March 26, 2026, the date the financial statements were issued.

3. Acquisition

On September 1, 2025, the Community acquired the real estate, resident contracts and related entrance fee liabilities, and certain other assets and liabilities of Mount Joy Country Homes (MJCH) from Messiah Family Services d/b/a Messiah Lifeways. The acquired assets consist of 80 independent living units on 30 acres of land in Mount Joy, Lancaster County, Pennsylvania.

The acquisition was accounted for under the acquisition method of accounting under ASC Topic 805, *Business Combinations*. The acquisition method of accounting requires that the assets acquired, and liabilities assumed are recorded at their acquisition date fair values. The provisions of the acquisition were absent of any significant contingency payments, options, or commitments. Goodwill is measured as the excess of consideration transferred over the acquisition date net fair values of the assets acquired and the liabilities assumed. Goodwill recognized in the acquisition is attributable to the expected synergies of the combined operations.

The recognized amounts of assets acquired, and liabilities assumed were as follows:

Consideration:	
Cash	$ 11,640,000
Fair value of total consideration transferred	$ 11,640,000
Assets acquired and liabilities assumed:	
Property and equipment	$ 11,640,000
Refundable entrance fee liabilities	(3,988,542)
Deferred revenue	(4,903,998)
Total identifiable net assets	2,747,460
Goodwill	8,892,540
Total purchase price	$ 11,640,000

The fair value of property and equipment as of the acquisition date was based on an independent third-party appraisal.

The refundable entrance fees represent the refundable component of the entrance fees assumed as part of the transaction. As these liabilities are expected to be refunded, these are not considered contract liabilities as contemplated by ASC 606. As such, the liabilities were recorded at fair value using a risk-free discount rate and estimated remaining life expectancies for the residents, which approximate the time period over which the liabilities are expected to be settled.

The deferred revenue from entrance fees assumed as part of the transaction represent contract liabilities for performance obligations outstanding and were recognized in accordance with ASC 606 as of the acquisition date. The deferred revenue from entrance fees are deemed to be contract liabilities and were recognized at carrying value in accordance with ASC Topic 805.

The Community incurred deferred financing costs of $302,433 related to the acquisition, which is more fully described in Note 8.

The Community incurred acquisition costs of $153,860 related to the acquisition, which were expensed as incurred and are included in the accompanying statement of operations for the year ended December 31, 2025.

4. Net Resident Service Revenues

The Community 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 and 2024.

	2025				
	Skilled Nursing	Personal Care	Independent Living	Other Resident Services	Total
Self-pay	$ 8,605,990	$ 4,612,477	$ 4,983,384	$ 1,792,878	$ 19,994,729
Medicare	661,554	-	-	43,316	704,870
Medical Assistance	5,063,505	-	-	-	5,063,505
Commercial insurance	1,398,064	-	-	-	1,398,064
Amortization of non-refundable entrance fees	-	-	3,770,873	-	3,770,873
Total	$ 15,729,113	$ 4,612,477	$ 8,754,257	$ 1,836,194	$ 30,932,041

	2024				
	Skilled Nursing	Personal Care	Independent Living	Other Resident Services	Total
Self-pay	$ 8,860,358	$ 4,379,360	$ 4,261,846	$ 402,018	$ 17,903,582
Medicare	519,779	-	-	43,375	563,154
Medical Assistance	4,281,811	-	-	-	4,281,811
Commercial insurance	1,100,403	-	-	-	1,100,403
Amortization of non-refundable entrance fees	-	-	3,235,782	-	3,235,782
Total	$ 14,762,351	$ 4,379,360	$ 7,497,628	$ 445,393	$ 27,084,732

Payment terms and conditions for the Community's resident contracts vary by contract type and payor source, although terms generally include payment to be made within 30 days. Net resident service revenues for recurring and routine monthly services are generally billed monthly in advance. Net resident service revenues for ancillary services are generally billed monthly in arrears. Additionally, non-refundable 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 revenues from entrance fees in the accompanying balance sheets. In 2025 and 2024, the Community recognized $3,340,741 and $2,897,640, respectively, of revenue that was included in the deferred revenue from entrance fees balance as of January 1, 2025 and 2024. The Community 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 Community 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:

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

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

As described above, the Medicare Part A and Medical Assistance rates are based on clinical, diagnostic, and other factors. The determination of these rates is partially based on the Community's clinical assessment of its residents. The Community 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 Medical Assistance programs.

5. Fair Value Measurement, Assets Whose Use is Limited and Other Financial Instruments

Assets whose use is limited and statutory minimum reserve are classified on the balance sheets and consist of the following as of December 31:

	2025	2024
Assets whose use is limited:		
Investments without donor restrictions	$ 12,922,337	$ 15,134,282
Donor purpose restricted investments	2,023,145	1,346,038
Board-designated for benevolent care	18,795,555	18,608,020
Donor-restricted for benevolent care	2,630,723	2,604,832
Under bond indenture	1,413,680	1,425,372
Entrance fee deposits	2,837,790	2,119,490
Resident funds	17,474	17,386
Total assets whose use is limited	40,640,704	41,255,420
Less assets whose use is limited, current portion	(2,855,264)	(2,136,876)
Assets whose use is limited	$ 37,785,440	$ 39,118,544
Statutory minimum liquid reserve	$ 4,104,000	$ 2,224,000

Fair Value Measurements

For financial instruments required to be measured at fair value on a recurring basis, fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is measured using a hierarchy prioritizing the inputs used in determining valuations into three levels. The level within the fair value hierarchy is based on the lowest level input that is significant to the fair value measurement.

The levels of the fair value hierarchy are as follows:

Level 1 - Unadjusted quoted prices in active markets that are accessible to the Community for identical assets.

Level 2 - Significant inputs, other than Level 1 inputs that are observable either directly or indirectly for substantially the full term of the instruments through corroboration with observable market data.

Level 3 - Significant unobservable inputs. The Community held no Level 3 instruments as of December 31, 2025 and 2024.

The following tables present financial instruments measured at fair value at December 31 by caption on the balance sheets:

	2025			
	Carrying Value	**Fair Value**	**Level 1**	**Level 2**
Assets:				
Assets whose use is limited and statutory minimum liquid reserve:				
Corporate stocks	$ 4,390,443	$ 4,390,443	$ 4,390,443	$ -
Equity mutual funds:				-
Domestic equity	9,743,041	9,743,041	9,743,041	-
Mixed equity	1,126,975	1,126,975	1,126,975	-
International equity	9,090,006	9,090,006	9,090,006	-
Fixed income mutual funds:				
Short-term bond	778,761	778,761	778,761	
Other	2,039,866	2,039,866	2,039,866	
Other	286,815	286,815	286,815	
Government bonds	1,147,506	1,147,506	-	1,147,506
REIT	57,324	57,324	-	57,324
Corporate bonds	12,561,632	12,561,632	-	12,561,632
Subtotal measured at fair value	41,222,369	41,222,369	27,455,907	13,766,462
Cash and cash equivalents [1]	3,522,335			
Total assets whose use is limited and statutory minimum liquid reserve	44,744,704			
Interest rate swaps	2,160,472	2,160,472	-	2,160,472
Total	$ 46,905,176	$ 43,382,841	$ 27,455,907	$ 15,926,934

	2024			
	Carrying Value	**Fair Value**	**Level 1**	**Level 2**
Assets:				
Assets whose use is limited and statutory minimum liquid reserve:				
Corporate stocks	$ 3,978,771	$ 3,978,771	$ 3,978,771	$ -
Equity mutual funds:				
Domestic equity	9,598,280	9,598,280	9,598,280	-
Mixed equity	1,060,376	1,060,376	1,060,376	-
International equity	7,211,745	7,211,745	7,211,745	-
Fixed income mutual funds:				
Short-term bond	1,222,828	1,222,828	1,222,828	-
Other	3,274,768	3,274,768	3,274,768	-
Other	252,897	252,897	252,897	-
Government bonds	1,124,342	1,124,342	-	1,124,342
REIT	59,145	59,145	-	59,145
Corporate bonds	13,553,165	13,553,165	-	13,553,165
Subtotal measured at fair value	41,336,317	41,336,317	26,599,665	14,736,652
Cash and cash equivalents [1]	2,143,103			
Total assets whose use is limited and statutory minimum liquid reserve	43,479,420			
Interest rate swaps	3,673,866	3,673,866	-	3,673,866
Total	$ 47,153,286	$ 45,010,183	$ 26,599,665	$ 18,410,518

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

Assets whose use is limited and statutory minimum liquid reserve are presented together in the tables above as there are various investment accounts that are allocated between the assets whose use is limited and statutory minimum liquid reserve lines on the balance sheets.

Valuation Methodologies

Assets are valued at fair value based on quoted market prices in active markets for corporate stocks, mutual funds, and other securities and are estimated using similarly quoted prices for government bonds, REITs, and corporate bonds.

The fair value of the interest rate swaps takes into consideration the prevailing interest rate environment and the specific terms and conditions of the interest rate swaps, and considers the credit risk of the Community. The method used to determine the fair value calculates the estimated future payments required by the interest rate swaps and discounts these payments using an appropriate discount rate. The value represents the estimated exit price the Community would be paid to terminate the interest rate swap agreements. Investment return for 2025 and 2024 was comprised of the following:

	2025	2024
Interest and dividends	$ 2,605,994	$ 2,192,472
Realized gains	385,513	368,251
Investment fees	(200,086)	(151,490)
Total investment income	$ 2,791,421	$ 2,409,233
Unrealized gains on investments	$ 1,547,441	$ 2,264,470

Statutory Minimum Liquid Reserves

In compliance with Section 9 of the Commonwealth of Pennsylvania's Continuing Care Provider Registration and Disclosure Act (Act 82), the Community designated a portion of assets whose use is limited reserved to meet the requirements of Act 82. The designated funds amounted to $4,104,000 and $2,224,000 at December 31, 2025 and 2024, respectively, which exceeded the required calculation below at December 31, 2025. At December 31, 2025, the reserve was calculated as follows:

Budgeted operating expenses for the year ended December 31, 2026	$ 37,632,575	
Less budgeted depreciation expense	(7,080,439)	
Expenses subject to minimum liquid reserve requirement	30,552,136	
Percentage of independent living residents to total residents	73.98 %	
Subtotal	22,602,470	
Statutory requirement	10 %	
Statutory minimum liquid reserve requirement	$ 2,260,247	(a)
Debt service requirements for the year ended December 31, 2026:		
Principal payments due	$ 1,969,552	
Budgeted interest payment on long-term debt	3,402,602	
Statutory minimum liquid reserve requirement	5,372,154	
Percentage of independent living residents to total residents	73.98 %	
Subtotal	3,974,320	(b)
Greater of (a) or (b) above, rounded	$ 3,974,000	

6. Property and Equipment

Major classifications of property and equipment and their respective depreciable lives are summarized below:

	Depreciable Lives	2025	2024
Land	N/A	$ 17,467,643	$ 16,019,577
Land improvements	12 - 20 years	2,124,614	1,974,341
Buildings and improvements	5 - 40 years	153,331,765	119,983,885
Major movable equipment	4 - 20 years	11,402,447	9,913,663
Vehicles	5 years	556,531	540,201
Construction in progress	N/A	9,593,129	10,180,154
		194,476,129	158,611,821
Less accumulated depreciation		(75,918,933)	(69,915,861)
Total		$ 118,557,196	$ 88,695,960

Construction in progress consists primarily of development and construction costs of a planned repositioning and expansion project. The Community has entered into construction contracts totaling approximately $27,200,000 related to this project, of which approximately $18,000,000 has been incurred at December 31, 2025. This project is financed with the Series 2024 Notes described in Note 8.

7. Liquidity and Availability of Resources

The following table reflects the Community's financial assets available for general expenditure within one year of the balance sheet dates:

	2025	2024
Financial assets:		
Cash	$ 3,124,593	$ 2,373,122
Investments without donor or board restrictions	12,922,337	15,134,282
Accounts receivable	1,256,539	1,482,965
Total	$ 17,303,469	$ 18,990,369

The Community has other assets whose use is limited for entrance fee deposits, resident funds, under bond indenture, donor restricted for benevolent care and donor purpose-restricted funds, and the statutory minimum liquid reserve. Additionally, certain other board-designated assets are designated for benevolent care. These assets limited to use, which are more fully described in Note 5, are generally not available for general expenditure within the next year and are not reflected in the amounts above. The Community has certain donor purpose-restricted funds which could be made available for general expenditure within one year in the normal course of operations when the obligation of the donor-imposed restriction has been fulfilled.

As stated in Note 5, the Community designated $4,104,000 and $2,224,000 at December 31, 2025 and 2024, respectively, of its assets whose use is limited reserved to comply with the requirements of Act 82. Although the Community does not intend to utilize the Act 82 reserves for general expenditures as part of its annual budget and approval process, amounts designated as Act 82 reserves could be made available as necessary. The Act 82 reserves do not have third party restrictions or limitations on the withdrawal and subsequent liquidation of such funds. Additionally, the board-designated funds for benevolent care of $18,795,555 and $18,608,020 at December 31, 2025 and 2024, respectively, could be made available by board approval.

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

Additionally, the Community maintains a $1,500,000 line of credit, as discussed in Note 8.

8. Line of Credit, Long-Term Debt and Financial Covenants

Line of Credit

The Community has an unsecured $1,500,000 line of credit with Fulton Bank at the one-month Secured Overnight Financing Rate (SOFR) rate, plus 236.5 basis points (6.12% as of December 31, 2025). There was no outstanding borrowing on the line of credit at December 31, 2025 or 2024.

Long-Term Debt

Series 2025 Note

On September 1, 2025, a bank entered into a Project Financing Agreement (Series 2025 Agreement) with the Community to finance the Series 2025 Revenue Note in the sum of $9,010,000, of which $8,968,812 was drawn as of December 31, 2025. The proceeds from the Series 2025 Revenue Note was used to finance the acquisition of MJCH.

The Series 2025 Revenue Note bears interest, which is payable monthly, at a variable rate based on 80% of the one-month SOFR rate plus 200 basis points (5.87% as of December 31, 2025). The interest rate for the Series 2025 Revenue Note was converted to a fixed rate of 5.76% through an interest rate swap agreement (Note 9). Principal and interest payments of the Series 2025 Revenue Note are payable through September 1, 2035.

Series 2024 Notes

On February 1, 2024, the National Finance Authority entered into a Project Financing Agreement (Series 2024A Agreement) with the Community to finance the Series 2024A Revenue Note in the sum of $10,400,000, of which $9,920,294 was drawn as of December 31, 2025. The proceeds from the Series 2024A Revenue Note were used to finance the repositioning and expansion projects as described in Note 6 and establish related construction funds.

On February 1, 2024, a bank entered into a Project Financing Agreement (Series 2024B Agreement) with the Community and the National Finance Authority to finance the Series 2024B Revenue Note in the sum of $8,500,000, of which $8,500,000 was drawn as of December 31, 2025.

The Series 2024A Revenue Note bears interest, which is payable monthly, at a variable rate based on 80% of the one-month SOFR rate plus 160 basis points (4.48% as of December 31, 2025). The interest rate for the Series 2024A Revenue Note was converted to a fixed rate of 4.47% through an interest rate swap agreement (Note 9). Principal and interest payments of the Series 2024A Revenue Note are payable through January 15, 2031.

The Series 2024B Revenue Note bears interest, which is payable monthly, at a tax-exempt rate of 5.73%. Interest payments of the Series 2024B Revenue Note are payable monthly through February 1, 2028. No principal payments are required on this note until February 1, 2028.

Series 2023 Revenue Note

On January 12, 2023, the Community entered into a term loan agreement to issue up to a maximum principal of $3,000,000. These funds were used to repay the outstanding balance of the Series 2020B loan and pay the costs of issuance during 2023. In accordance with the terms of the Term Loan Agreement, the Term Loan bore interest, which was payable monthly, at a variable rate based on the one-month SOFR rate plus 160 basis points.

On June 28, 2023, the National Finance Authority issued on behalf of the Community $11,980,000 in a tax-exempt revenue note (Series 2023 Revenue Note) of which $11,792,987 was drawn as of December 31, 2025. The proceeds from the Series 2023 Revenue Note were used to fully refinance the Term Loan balance of $2,959,607 and will be used to finance the repositioning and expansion projects as described in Note 6 and establish related construction funds.

On June 28, 2023, a bank entered into a Project Financing Agreement (Series 2023 Agreement) with the Community and the National Finance Authority to finance the Series 2023 Revenue Note in the sum of $11,980,000.

The Series 2023 Revenue Note bears interest, which is payable monthly, at a variable rate based on 80% of the one-month SOFR rate plus 160 basis points (4.28% as of December 31, 2025). The interest rate for the Series 2023 Revenue Note was converted to a fixed rate of 4.37% through an interest rate swap agreement (Note 9). Principal and interest payments of the Series 2023 Revenue Note are payable through June 15, 2051.

Series 2020 Notes

On June 11, 2020, the West Cornwall Township Municipal Authority (West Cornwall Authority) issued on behalf of the Community $53,030,779 in tax-exempt revenue notes (Series 2020 Notes), consisting of $23,070,623 Series 2020A Note, $11,060,156 Series 2020B Note, $9,425,000 Series 2020C Note and $9,475,000 Series 2020D Note. The proceeds from the Series 2020A Note were used to fully redeem the Series 2014 Note. The proceeds from the Series 2020B Note were used to refinance the outstanding balance on the Line of Credit and pay the costs of issuance of the Series 2020 Notes. The Series 2020C and 2020D Notes were fully repaid as of December 31, 2024, and 2023.

On June 11, 2020, a bank entered into a Project Financing Agreement (Series 2020A and 2020B Agreement) with the Community and the West Cornwall Authority to finance the Series 2020A Note and the Series 2020B Note in the aggregate sum of $34,130,779. On January 12, 2023, the Community amended the terms of its Series 2020A and 2020B Agreement to permit the Series 2020B Note proceeds to be used to fund the acquisition of additional property. Additional proceeds of $10,422,421 received during 2023 from the Series 2020 Notes were used to finance the repositioning and expansion projects as described in Note 6.

The Series 2020A Note bears interest, which is payable monthly, at a variable rate based on 83% of the one-month SOFR rate plus 121 basis points (4.12% as of December 31, 2025). The interest rate for the Series 2020A Note was converted to a fixed rate of 2.19% through an interest rate swap agreement (Note 9). Effective in November 2022, an additional interest rate swap agreement (Note 9) was put in place to convert the interest rate for the 2020A Note to a fixed rate of 2.44% related to the proceeds utilized for the completed expansion projects. The Series 2020B Note bears interest, which is payable monthly, at a variable rate based on 83% of the one-month SOFR rate plus 140 basis points (4.28% as of December 31, 2025). The interest rate for the Series 2020B Note was converted to a fixed rate of 3.99% through an interest rate swap agreement (Note 9).

Principal and interest payments of the Series 2020A Note and Series 2020B Note are scheduled through December 15, 2049.

Series 2018 Bonds

On August 16, 2018, the West Cornwall Authority issued on behalf of the Community $20,315,000 in tax-exempt revenue bonds (Series 2018 Bonds). The proceeds from the Series 2018 Bonds were used to refund the Series 2011 Revenue Note and Series 2012 Revenue Note, pay the swap termination fee related to such indebtedness, finance capital improvements to the facilities, establish related debt service funds, and pay the costs of issuance of the Series 2018 Bonds. The Series 2018 Bonds are due in varying annual installments through December 15, 2048, at interest rates ranging from 3% to 5%, respectively.

The bond issue premium associated with the Series 2018 Bonds is being amortized over the life of the bonds using the effective interest method and is included in interest expense on the statements of operations.

Series 2015 Note

On January 15, 2015, the Lebanon County Authority issued on behalf of the Community $10,000,000 in tax-exempt revenue note (Series 2015 Note).

The Series 2015 Note bears interest, which is payable monthly, at a variable rate based on 65% of the one-month LIBOR rate plus 135 basis points (3.90% as of December 31, 2025). The interest rate for the Series 2015 Note was converted to a fixed rate of 2.91% through an interest rate swap agreement (Note 9). Principal and interest payments of the Series 2015 Note are payable through December 15, 2029.

The Series 2025 Note, Series 2024 Notes, Series 2023 Revenue Note, Series 2020 Notes, Series 2018 Bonds and Series 2015 Note are collateralized by the facilities and gross revenues of the Community.

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

	2025	2024
Series 2025 Note	$ 8,968,812	$ -
Series 2024 Notes:		
Series 2024A Note	9,920,294	8,231,595
Series 2024B Note	8,500,000	139,538
Series 2023 Revenue Note	11,792,987	11,558,741
Series 2020 Notes:		
Series 2020A Note	22,553,375	22,663,357
Series 2020B Note	10,128,621	10,277,421
Series 2018 Bonds	17,065,000	17,555,000
Series 2015 Note	3,092,083	3,810,635
	92,021,172	74,236,287
Less current maturities	(1,969,552)	(1,463,633)
Add bond issue premium	672,592	722,311
Less deferred financing costs	(1,691,084)	(1,500,580)
Long-term debt, net	$ 89,033,128	$ 71,994,385

Anticipated principal payments on long-term debt, exclusive of bond issue premium and deferred financing costs are as follows:

2026	$ 1,969,552
2027	2,043,467
2028	2,121,014
2029	2,205,910
2030	13,836,261
Thereafter	69,844,968
Total	$ 92,021,172

Interest expense totaled $3,019,224 and $2,107,630 in 2025 and 2024, respectively, excluding capitalized interest of approximately $245,000 in 2025 and $138,000 in 2024. Interest expense totals include the amortization of deferred financing costs and bond issue premium.

Financial Covenants

The Community is obligated by the loan agreements for their long-term debt to maintain a long-term debt service coverage ratio of 1.20 and 120 days' cash on hand for the term of the debt. The following schedules detail the related calculations as of and for the year ended December 31, 2025.

Long-term debt service coverage ratio:	
Change in net assets without donor restrictions	$ 4,493,089
Change in fair value of interest rate swaps	1,513,394
Unrealized gains on investments	(1,547,441)
Depreciation	6,003,072
Amortization of goodwill	296,418
Interest	3,019,224
Proceeds from entrance fees, existing units	5,161,700
Refunds of entrance fees	(1,247,346)
Amortization of entrance fees	(3,770,873)
Income available for debt service	$ 13,921,237
Maximum annual debt service	$ 4,202,731
Long-term debt service coverage ratio	3.31
Days' cash on hand:	
Cash	$ 3,124,593
Assets whose use is limited	40,640,704
Statutory minimum liquid reserve	4,104,000
Less:	
Under bond indenture	(1,413,680)
Donor-restricted for benevolent care	(2,630,723)
Entrance fee deposits	(2,837,790)
Resident funds	(17,474)
Donor purpose-restricted net assets	(2,023,143)
Unrestricted cash and marketable securities	$ 38,946,487
Total operating expenses	$ 33,981,190
Less:	
Depreciation and amortization	(6,003,072)
Amortization of goodwill	(296,418)
Amortization of deferred financing costs	(111,929)
Amortization of bond premium	49,719
Net operating expense	$ 27,619,490
Daily cash needs	$ 75,670
Days' cash on hand	515

9. Interest Rate Swaps

The Community has interest rate swap contracts for which the Community agreed to pay an amount equal to a specific fixed rate of interest times a notional principal amount, and to receive in return an amount equal to a specified variable rate of interest times the same notional principal amount. These net payments or receipts are recorded in interest expense in the statements of operations.

The Community entered into an interest rate swap contract to hedge the interest rate risk of the Series 2015 debt (SWAP #1). SWAP #1 converts the debt's variable interest rates to a fixed rate of 2.91%. The notional amounts under SWAP #1 were $3,092,084 and $3,810,635 at December 31, 2025 and 2024, respectively. SWAP #1 expires in December 2029.

During 2020, a Series 2014 swap contract was replaced with the refinancing of the Series 2014 Note (SWAP #2). SWAP #2 converts a portion of the Series 2020 debt's variable interest rates to a fixed rate of 2.19%. The notional amounts under SWAP #2 were $6,598,921 and $6,708,903 at December 31, 2025 and 2024, respectively. SWAP #2 expires in June 2035.

During June 2021, the Community entered into a forward interest rate contract to hedge the rate of risk of a portion of the Series 2020 debt (SWAP #3). SWAP #3 converts the debt's variable interest rates to a fixed rate of 2.44%. The notional amount under SWAP #3 was $12,000,000 at December 31, 2025 and 2024. SWAP #3 expires in June 2035.

During March 2023, the Community entered into an interest rate contract to hedge the rate of risk of a portion of the Series 2020 debt (SWAP #4). SWAP #4 converts the debt's variable interest rates to a fixed rate of 3.99%. The notional amount under SWAP #4 was $10,766,356 and $10,915,156 at December 31, 2025 and 2024, respectively. SWAP #4 was effective in March 2023 and expires in June 2035.

During June 2023, the Community entered into an interest rate contract to hedge the rate of risk of a portion of the Series 2023 Revenue Note (SWAP #5). SWAP #5 converts the debt's variable interest rates to a fixed rate of 4.37%. The notional amount under SWAP #5 was $11,980,000 and $11,231,250 at December 31, 2025 and 2024, respectively. SWAP #5 was effective in June 2023 and expires in June 2030.

During February 2024, the Community entered into an interest rate contract to hedge the rate of risk of a portion of the Series 2024 Revenue Note (SWAP #6). SWAP #6 converts the debt's variable interest rates to a fixed rate of 4.47%. The notional amount under SWAP #6 was $7,700,000 and $8,904,840 at December 31, 2025 and 2024, respectively. SWAP #6 was effective in February 2024 and expires in January 2031.

During September 2025, the Community entered into an interest rate contract to hedge the rate of risk of a portion of the Series 2025 Revenue Note (SWAP #7). SWAP #7 converts the debt's variable interest rates to a fixed rate of 5.76%. The notional amount under SWAP #7 was $9,010,000 at December 31, 2025. SWAP #7 was effective in September 2025 and expires in September 2032.

The interest rate swap asset is recorded on the balance sheets at fair value totaling $2,160,472 and $3,673,866 at December 31, 2025 and 2024, respectively. During 2025 and 2024, the net payments, included in interest expense, on the interest rate swap agreements totaled $627,004 and $957,916, respectively.

10. Net Assets

The Board of Directors of the Community has several standing board policies that affect the presentation of board designations on net assets. Net asset presentation on the balance sheets with expanded disclosure for the amount and purpose of designations is as follows:

	2025	2024
Net assets:		
Without donor restrictions:		
Undesignated	$ 4,462,628	$ 2,037,074
Statutory minimum liquid reserve	4,104,000	2,224,000
For benevolent care	18,795,555	18,608,020
Total net assets without donor restrictions	27,362,183	22,869,094
With donor restrictions:		
Purpose restricted for:		
Operations	2,072,132	31,018
Future building projects	23,600	1,473,729
Restricted in perpetuity	2,630,723	2,604,832
Total net assets with donor restrictions	4,726,455	4,109,579
Total net assets	$ 32,088,638	$ 26,978,673

11. Retirement Plan

The Community established a tax-sheltered annuity plan to provide benefits for substantially all employees with 40 or more hours per bi-weekly pay period. The Community matched the participating employees' contributions up to 4% of their compensation during 2025 and 2024.

Expenses related to this plan for the years ended December 31, 2025 and 2024 totaled $293,871 and $247,446, respectively.

12. Health Insurance Plan

The Community established a self-insured health insurance plan (the Plan) on September 1, 2005, for all eligible employees. Under the terms of the Plan, the Community is responsible for the first $100,000 of covered medical expenses per covered plan member. Costs in excess of the first $100,000 are covered by a specific stop loss policy maintained by the Community. The Community maintains aggregate reinsurance to limit the total annual claim exposure of the Plan. During the years ended December 31, 2025 and 2024, the Community incurred $1,152,573 and $1,657,681, respectively, under the self-insured portion of the Plan. The Community records a liability, including an estimate for incurred but not reported claims, when a loss is probable and the amount of the loss can be reasonably estimated. The total liability recorded, included in accounts payable, trade, was approximately, $113,000 and $203,000 as of and for the years ended December 31, 2025 and 2024, respectively.

13. Expenses by Nature and Function

The Community's expenses for resident services (including resident services, dietary, housekeeping and floor care, laundry, activities, volunteer and social services, therapy services, maintenance, property, independent living support services and admissions and marketing), management and fund development are as follows for the years ending December 31:

	2025		
	Resident Services	Management and Fund Development	Total
Salaries and wages	$ 10,780,690	$ 1,979,197	$ 12,759,887
Payroll taxes and employee benefits	2,598,968	466,759	3,065,727
Supplies and other expenses	2,764,803	154,763	2,919,566
Repairs and maintenance	602,678	-	602,678
Utilities	1,184,926	83,023	1,267,949
Professional services	2,646,953	596,469	3,243,422
Advertising and marketing	275,920	-	275,920
Real estate taxes	527,327	-	527,327
Depreciation	6,003,072	-	6,003,072
Amortization of goodwill	296,418	-	296,418
Interest	3,019,224	-	3,019,224
Total	$ 30,700,979	$ 3,280,211	$ 33,981,190

	2024		
	Resident Services	Management and Fund Development	Total
Salaries and wages	$ 9,669,557	$ 1,886,739	$ 11,556,296
Payroll taxes and employee benefits	2,583,024	500,307	3,083,331
Supplies and other expenses	2,289,145	175,979	2,465,124
Repairs and maintenance	672,082	201,444	873,526
Utilities	1,447,960	88,954	1,536,914
Professional services	2,105,538	344,252	2,449,790
Advertising and marketing	508,309	-	508,309
Real estate taxes	392,810	-	392,810
Depreciation	5,013,972	-	5,013,972
Interest	2,107,630	-	2,107,630
Total	$ 26,790,027	$ 3,197,675	$ 29,987,702

14. Risk

Financial instruments which subject the Community to concentrations of credit risk consist primarily of cash and cash equivalents, fixed income and equity securities and accounts receivable.

The Community maintains cash accounts, which at times may exceed federally insured limits. The Community 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 Community's assets whose use is limited are subject to fluctuation in the fair values of those investments.

The Community grants credit without collateral to its patients and residents, many of whom are insured under third-party payor arrangements primarily with Medicare, Medical Assistance, and various commercial insurance companies.

15. Medical Malpractice Claims Coverage

The Community maintains professional liability coverage on a claims-made basis through a commercial insurance carrier. Other than premiums paid under this policy, no provision has been made for estimated losses. Management believes no incidents have occurred or will be asserted that will exceed the Community's insurance coverage or will have a material adverse effect on the financial statements.

16. Commitments and Contingencies

Insurance

The Community is a member of CARE, Ltd. (CARE), a captive reinsurance company. In connection with the reinsurance provided by CARE, the Community is contingently obligated to make payments to CARE up to a predetermined percentage of its annual premiums. As of December 31, 2025, the Community has an outstanding irrevocable letter of credit in the amount of $196,742, to secure its future obligations under the terms of the insurance program.

Payment in Lieu of Taxes

In January 2020, the Community reached an agreement with the Manheim Central School District, the County of Lancaster, Penn Township, and the Lancaster County Board of Assessment Appeals regarding tax exempt status for all real estate owned by the Community. The agreements remain in effect through the 2029-30 school year and fiscal year 2030 for the municipalities. Payments under the agreements are fixed for the duration of the agreements unless increased due to an assessment or millage increase.

Senior Living Services 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 financial effects of this matter on the Community, if any, are not presently determinable.

APPENDIX D

Residence and Care Agreement

(A full copy is available in the Pleasant View Administrative Office upon request.)

APPENDIX E

Hershey Cottage Escrow Agreement