

# **RIVERTON OPERATOR LLC**

803 N. Wahneta Street  
Allentown, PA 18109

A Licensed Continuing Care Retirement Community Providing  
**Independent Living**  
**Personal Care**  
**Nursing Care**

## **DISCLOSURE STATEMENT**

### **Riverton Rehabilitation and Healthcare Center**

803 N. Wahneta Street  
Allentown, PA 18109

December 31, 2025



**THE ISSUANCE OF CERTIFICATE OF AUTHORITY BY THE INSURANCE DEPARTMENT OF PENNSYLVANIA DOES NOT CONSTITUTE THAT DEPARTMENT'S APPROVAL, NOR IS IT EVIDENCE OF, NOR DOES IT ATTEST TO, THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET FORTH IN THIS DISCLOSURE STATEMENT.**

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**Tab B1** – A brief biographical description of the Administrator, Medical Director, and Officers

**Tab B2** – A copy of Riverton’s Independent Living Resident Agreement

**Tab B3** – Last Two Years Financial Statements

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**Tab B5** – Notice of Right to Rescind

**I. INFORMATION SUMMARY**

<b>1. Facility</b>	Riverton Rehabilitation and Healthcare Center	803 North Wahneta Street, Allentown, PA 18109
<b>2. Provider</b>	Riverton Operator, LLC	803 North Wahneta Street, Allentown, PA 18109

3. **Admissions Contact** – Please call (610) 782-8300 and ask to speak with the Administrator.
  
4. **Property** –. The campus sits on 2.5 acres in an urban setting of Allentown Pennsylvania. The complex consists of a 111-bed Skilled Nursing Facility (Health Care Center) known as Riverton Rehabilitation and Healthcare Center, a Personal Care residence and a 68-unit mid-rise apartment building consisting of one-bedroom, one-bedroom and den, two-bedroom, two-bedroom and one bath and two-bedroom deluxe apartments, common space, rehabilitative services, support facilities and an Adult Day Center. Riverton provides the highest quality health care in an atmosphere that is warm, comfortable, and reassuring. Our greatest asset is our staff, highly trained and eager to be of service, they are gentle and tactful in their approach. By balancing professionalism with warmth and caring, we encourage residents to reach their full potential. Resident accommodations are cheerful, colorful, and designed for privacy in a pleasant, home-like atmosphere.
  
5. **Admission Age** - The minimum age for admission to the independent living units at Riverton is fifty-five years of age
  
6. **Affiliations** - Riverton is not affiliated with any not-for-profit entities.
  
7. **Resident Population-** Residents by type of accommodations are listed below
 

	<b>Units/Beds</b>	<b>Residents</b>
Independent Living	68	0
Personal Care	90	65
Skilled Nursing Facility	111	106
  
8. **Sample of Fees:** 30 days’ notice will be provided for any increases in rates and will be distributed to all CCRC residents and will be attached to the back of this Disclosure Statement as Supplement “A.”

**Please note:** no entrance fee or any portion of any entrance fee will be accepted prior to the date of occupancy by any resident.

	<b>Entrance Fee</b>	<b>Maintenance Fee</b>
A. One Bedroom Studio Apartment:	\$9,800	\$800 per mo.

B. One Bedroom Studio Dual Occupancy:           \$9,800                           \$800 per mo.

## II. DESCRIPTION OF FACILITY

The Provider is Riverton Operator LLC (“Riverton”), which is a for profit Pennsylvania registered Limited Liability Company. The campus sits on 2.5 acres in an urban setting of Allentown Pennsylvania. The complex consists of a 111-bed Skilled Nursing Facility (Health Care Center) known as Riverton Rehabilitation and Healthcare Center, a Personal Care residence and a 68-unit mid-rise apartment building consisting of one-bedroom, one-bedroom and den, two-bedroom, two-bedroom and one bath and two-bedroom deluxe apartments, common space, rehabilitative services, support facilities and an Adult Day Center. Riverton provides the highest quality health care in an atmosphere that is warm, comfortable, and reassuring. Our greatest asset is our staff, highly trained and eager to be of service, they are gentle and tactful in their approach. By balancing professionalism with warmth and caring, we encourage residents to reach their full potential. Resident accommodations are cheerful, colorful, and designed for privacy in a pleasant, home like atmosphere.

## III. OWNERSHIP AND MANAGEMENT OF RIVERTON

Riverton Operator LLC is owned by three Members: (1) Quinto Nexgen LLC, a New Jersey Limited Liability Company with a 78.6% direct interest in Provider; (2) UKR Nexgen LLC, a New Jersey Limited Liability Company with a 20% direct interest in Provider; and (3) Skilled Venture LLC, New Jersey Limited Liability Company that owns a 1.4% indirect interest in Provider.

Olivia Plantholt is the Nursing Home Administrator of the Health Care Center and is responsible for the day-to-day management of the nursing facility and all patient care operations on behalf of Riverton Operator LLC. The facility Medical Director is Dr. Paige Van Wirt. A brief biographical description of the Administrator and Medical Director is attached at **Tab B1**.

Marquis Limited LLC is the Manager of Riverton Operator LLC and is responsible only for the business and corporate functions of the company. The sole member of Marquis Limited LLC is Norman Rokeach, who serves as the Company's President and Manager.

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

None of the individuals listed above, including those listed at **Tab B1**, have been convicted of a felony or pled *nolo contendere* to a felony charge or have been held liable or enjoined in a civil action by final judgement involving fraud, embezzlement, fraudulent conversion, or misappropriation of property. The business address of these individuals is 803 North Wahneta Street, Allentown, PA 18109.

#### **IV. ADMINISTRATION**

Olivia Plantholt is the Nursing Home Administrator of the Health Care Center and is responsible for the day-to-day management of the nursing facility and CCRC and all patient/resident care on behalf of Riverton Operator LLC.

#### **V. AFFILIATIONS**

Riverton is not affiliated with a religious, charitable or other nonprofit organization.

#### **VI. DESCRIPTION OF PROVIDER**

The Provider is Riverton Operator, LLC which is a Pennsylvania LLC. Riverton Operator owns the fictitious business name under which the campus operates, namely, Riverton Rehabilitation and Healthcare Center. Riverton Operator LLC is owned by three Members: (1) Quinto Nexgen LLC, a New Jersey Limited Liability Company with a 78.6% direct interest in Provider; (2) UKR Nexgen LLC, a New Jersey Limited Liability Company with a 20% direct interest in Provider; and (3) Skilled Venture LLC, New Jersey Limited Liability Company that owns a 1.4% indirect interest in Provider. The property on which the facility is located is owned by Riverton Property, LLC which shares identical ownership as Riverton Operator. Riverton Property leases the real estate to Riverton Operator. Similarly, Riverton PCH Operator, LLC leases the real estate related to the personal care building on campus from Riverton Property and they both share identical ownership to Riverton Operator. Riverton Property has entered into a loan agreement with Israel Discount Bank of New York for acquisition of the property. The loan is in the amount of \$15,760,000.00 with fair market rate interest rates. In addition, Riverton Property has entered into a Renovation Loan with the Israel Discount Bank of New York in the amount of \$3,541,120 with fair market rate interest rates. The loans are secured by a Mortgage on the Real Property in the amount of \$19,801,120.

#### **VII. SERVICES**

Riverton is a senior community incorporating skilled nursing care (111 beds), personal care (90 beds), and independent living apartments (68 units). The facility is located at 803 North Wahneta Street, Allentown, PA 18109. The skilled nursing facility consists of semi-private and private rooms. There is a Personal Care residence and Independent Living Units in the 68-unit mid-rise apartment building consisting of one-bedroom, one-bedroom and den, two-bedroom, two-bedroom and one bath and two-bedroom deluxe apartments, common space, rehabilitative services, support facilities and an Adult Day Center. The facility offers routine scheduled transportation and activities, weekly blood pressure and weight screenings, education on treatments, procedures and disease processing, service coordination after hospital or health center discharge, wellness education programs and first aid administration. All these services are provided as part of the monthly fee.

Riverton offers its independent living residents a homelike environment. The friendly staff at Riverton will also take care of daily tasks like lawn care/snow removal, and preventive maintenance. Heat, air conditioning, electricity, sewer and trash removal are provided by Riverton as part of the monthly fee.

A phone and cable tv hookup are provided with basic cable plus as part of the monthly maintenance fee but residents are responsible for internet and telephone services. In addition, Riverton offers gracious afternoon and evening meals seven days a week in the

hearth-side dining room as part of the monthly fee. All other meals and meal plans are available to residents at an additional charge.

Each apartment provides Riverton residents with their own privacy. Residents are encouraged to bring their own furniture and arrange their apartments as they wish. Riverton is equipped with a 24-hour security system and on-site staff members. These safeguards are in place to assist residents with emergencies.

Riverton independent living leases are not life-care contracts. Residents moving from independent living to skilled nursing or personal care are responsible for paying the per-diem rates at the skilled nursing center or the personal care services. While residents who move from independent living to the skilled nursing facility are responsible for the per diem charges at that level of care, they are provided priority admission as part of their independent living resident agreements. *See*, Riverton Independent Living Resident Agreement attached hereto as **Tab B2**.

**VIII. FEES AND CHARGES**

30 days’ notice will be provided for any increases in rates and will be distributed to all CCRC residents and will be attached to the back of this Disclosure Statement as Supplement “A”.

**Please note:** no entrance fee or any portion of any entrance fee will be accepted prior to the date of occupancy by any resident.

**Independent Living Atrium & Westminster Apartments CCRC residents**

Type of Accommodation	Single Entrance Fee	Monthly Fee
One Bedroom	\$80,000	\$3,800
One Bedroom - Deluxe	\$110,00	\$4,100
Two Bedroom - One Bath	\$130,000	\$4,500
Two Bedroom – Two Bath	\$145,000	\$4,750
Two Bedroom – Deluxe	\$160,000	\$5,100

**Independent Living Apartments rental option**

**New Resident Community Fee of \$3,000**

**Second Person Fee of \$1,680**

Apartment Style	Monthly Fee/Rent
One Bedroom	\$4,700
One Bedroom Deluxe	\$5,115
Two Bedroom – One Bath	\$5,430
Two Bedroom – Two Bath	\$5,845

**Personal Care Rates**

Level 1	\$1,000 monthly
Level 2	\$1,600 monthly
Level 3	\$2,100 monthly
Level 4	\$2,800 monthly

**Skilled Nursing Facility** Daily Room and Board Rate at Health Center: Private Room \$655 per day. Semi-private Room \$600.00 per day.

**Increases in Rates Over the Last 5 Years**

<b>Year</b>	2020	2021	2022	2023	2024	2025
<b>Independent Living (Monthly Maintenance Fee)</b>	3.0%	3.0%	0%	0%	0%	0%

**IX. RESERVE FUNDING**

Riverton will maintain such liquid reserves as are required by the Continuing Care Provider Registration and Disclosure Act (hereinafter “Act”). These funds are invested in financial instruments that are easily converted to cash such as Certificates of Deposit insured by insurance financial institutions, money market funds issued by a regulated investment company, other acceptable securities, and commercial paper to assure liquidity. Norman Rokeach is responsible for investing these funds, however, the administrator, Olivia Plantholt, reviews/evaluates and makes changes as appropriate.

**X. CERTIFIED FINANCIAL STATEMENT**

Attached at **Tab B3** will be the Audited Financial Statements for the year ending December 31, 2025.

In addition, a spreadsheet comparing the 2025 budget to the actual results for 2025 is attached hereto at **Tab B4**. The spreadsheet includes a narrative statement highlighting the material differences between the 2025 budget to the actual results for 2025. Finally, the spreadsheet contains Riverton’s budget for 2026.

**XI. RIGHT TO RESCIND**

Prospective residents have the right to cancel the occupancy agreement by following the terms outlined in the notice attached as **Tab B5**.

**XII. ADMISSIONS AGREEMENT**

A copy of the independent living resident agreement is attached hereto as **Tab B2**.

**XIII. ESCALATION OF RENTS**

Charges that are paid in one lump sum shall not be increased or changed during the duration of the agreed upon care, except for changes by State or Federal assistance programs.

## RECEIPT

The undersigned hereby acknowledges delivery and receipt of Riverton Rehabilitation and Healthcare Center Disclosure Statement dated \_\_\_\_\_ and all attachments including a copy of the Independent Living Resident Agreement and the Notice of Right to Rescind.

\_\_\_\_\_  
Signature of Resident

\_\_\_\_\_  
Signature of Co-Resident (if applicable)

\_\_\_\_\_  
Signature of Responsible Party / Family Member (if applicable)

\_\_\_\_\_  
Date

**TAB B1**

## **BIOGRAPHICAL DESCRIPTIONS OF THE ADMINISTRATOR, MEDICAL DIRECTOR AND REMAINING OWNERS OF RIVERTON REHABILITATION AND HEALTHCARE CENTER**

The Administrator of Riverton is Olivia Plantholt. Ms. Plantholt is 2013 graduate of Bloomsburg University where she studied Mass Communications. Ms. Plantholt began her career in healthcare at Elan Gardens where she worked as a Dietary Aide in the Personal Care Home from 2005 to 2016. She went on to work in various positions in area Skilled Nursing Facilities until she became the Nursing Home Administrator (“NHA”) in 2021 at Riverview Nursing and Rehabilitation Center in Wilkes-Barre, PA after becoming a Licensed NHA in 2020. Ms. Plantholt recently joined the team at Riverton as the NHA in March of 2022.

Dr. Paige Van Wirt is the Medical Director of Riverton. She is a 1989 graduate of Cornell University where she received her Bachelor’s of Arts degree. Dr. Van Wirt went on to obtain her MD from Georgetown University School of Medicine in Washington DC in 2001. In 2005 Dr. Van Wirt complete her four year Internship/Residency at Georgetown University Hospital where she continued to work as Teaching/Attending Resident until 2011. In 2011 Dr. Van Wirt moved to Pennsylvania where she worked as a Physician/Hospitalist at Lehigh Area Medical Associates in Allentown from 2011-2013. In 2013 Dr. Van Wirt became one of the founding Partners in the area Long Term Care Medical Practice of Rosenfeld Van Wirt PC. Dr. Van Wirt joined the team at Riverton as Medical Director in March of 2022.

Yitzchok Rokowsky is a managing director of Quinto Nexgen LLC, a New Jersey Limited Liability Company with a 78.6% direct interest in Provider. Since 1999, Mr. Rokowsky has been involved in the long-term care industry as a managing member of Tryko Holdings, LLC and of other real estate holding companies.

**TAB B2**

**RIVERTON OPERATOR, LLC**  
**INDEPENDENT LIVING AGREEMENT**

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**NOTICE OF RIGHT OF RESCISSION**

## DEFINITIONS OF WORDS AND PHRASES

### SECTION A

**ADDITIONAL OCCUPANT:** An individual who, after Resident takes occupancy applies and is accepted for admission to the Community to occupy as a Co-Resident the living unit.

**ASSIGNMENT OF INSURANCE:** The granting of authority to the Community to apply for and collect insurance benefits from Resident's insurance carrier(s) for services furnished to Resident or on Resident's behalf by the Community.

**CONTINUED CARE:** The provision by the Community of living accommodations and care for Resident in a living unit and, if available, in the Personal Care Residence or Health Center, until termination of this Agreement.

**CO-RESIDENT:** One of two individuals who signs as Resident to occupy initially one living unit.

**DAILY ROOM AND BOARD RATE:** The daily charge for skilled nursing care provided at the Health Center. It does not include charges for ancillary or miscellaneous services. Skilled nursing care services are in semi-private accommodations. There is an additional charge for private accommodations. The Daily Room and Board Rate is published in the Community's annual Disclosure Statement which is provided to the Resident pursuant to Section 12.2, below.

**DESIGNATED OCCUPANCY DATE:** The date designed by the Community on which Resident must accept occupancy of the living unit.

**DOUBLE OCCUPANCY:** Two individuals initially residing in a living unit as co-Residents.

**DOUBLE OCCUPANCY FEE:** The additional fee for a second occupant of the living unit. This charge is included in the Monthly Fee.

**ENTRANCE FEE:** The charge for admission to the Community. The amount of the Entrance Fee is based on the type of the living unit.

**EXECUTIVE DIRECTOR:** The person designated to administer the community and to whom every member of the staff is accountable. Unless otherwise disclosed in the Community's Disclosure Statement the Executive Director is the Nursing Home Administrator of the Health Center.

**HEALTH CENTER:** The licensed skilled nursing care facility of the Community.

**LIVING ACCOMMODATION:** The living unit, or Personal Care room or nursing care bed provided for occupancy by Resident.

**LIVING UNIT:** A room or combination of rooms in the Community provided for

occupancy by Resident that does not include nursing facility services.

**MEDICAL DIRECTOR:** The physician designed by the Community to supervise the medical affairs of the Community and residents.

**MONTHLY FEE:** The monthly charge for occupancy of a living unit. The amount of the Monthly Fee is based on the number of occupants and the size of the living unit. In situations of double occupancy, it includes the Double Occupancy Fee.

**MONTHLY ROOM AND BOARD RATE:** The monthly charge for personal care services provided at the Personal Care Residence. It does not include charges for ancillary or miscellaneous services. The rates vary by the style of the unit chosen by the Resident and the level of services provided. The Monthly Room and Board Rate is published in the Community's annual Disclosure Statement which is provided to the Resident pursuant to Section 12.2, below.

**OCCUPANCY:** The right to possession and use of the living accommodation.

**PERSONAL CARE RESIDENCE:** The facility licensed by the Pennsylvania Department of Human Services to provide personal care at the Community.

**RATE SCHEDULE:** The Community publication reflecting current charges for services rendered by Community.

**RESERVATION FEE:** The fee paid for placement of applicant's name on the Waiting List which assures priority access to the designated living unit over other applicants.

**RESIDENT HANDBOOK:** The Community publication reflecting the rules, regulations, policies and administrative procedures of the Community. Resident is obligated to comply with the Community's rules, regulations, policies and procedures reflected in this publication. The Resident Handbook should not be construed as a contract. It does not grant any contractual rights, and it is subject to change from time to time.

**SINGLE OCCUPANCY:** One individual initially residing in the living unit.

**SURRENDER:** To cease to occupy a living accommodation, to remove all possessions from it, and to return all keys for it.

## **THE COMMUNITY RESIDENCY AGREEMENT**

THIS RESIDENCY AGREEMENT (called "Agreement"), made this \_\_\_\_\_, 20\_\_ between Riverton Operator, LLC d/b/a Riverton Rehabilitation and Healthcare Center (also called "Community" or "Riverton") and \_\_\_\_\_ (called "Resident", and when two individuals sign this Agreement for double occupancy, they are called collectively "Resident: where the context permits, and individually "Co-Resident) for admission of Resident to the Community for occupancy.

### **RECITALS:**

Riverton operates a continuing care retirement community ("Community") consisting of three levels of care the first being a licensed health care facility, the second being a personal care facility, and the third being independent living apartments for residents who do not require nursing facility services; and,

Resident has applied for admission to the Community, and,

The Community has reviewed and accepted Resident's application subject to the execution of this Agreement.

In consideration of the mutual promises contained in this Agreement, and intending to be legally bound, the Community and Resident agree as follows:

### **SECTION 1: LIVING ACCOMODATIONS AND FACILITIES**

#### **1.1 Living Accommodations and Term.**

The Community shall provide Resident with the living accommodations, specifically unit number \_\_\_\_\_ at 803 North Wahneta Street, Allentown, PA 18109 (hereinafter "Unit") and common facilities and services specified in this Agreement, beginning on the Designated Occupancy Date or actual date of occupancy, whichever is earlier, and continuing until the termination of this Agreement.

#### **1.2 Common Facilities.**

Resident may use in common with others the social and recreational facilities, grounds, and other facilities provided by the Community for all residents.

#### **1.3 Health Care Center.**

The Community shall operate a skilled nursing facility on campus for the delivery of health care services, which shall be available on a priority access basis to Residents whose care needs meet licensure requirements for this level of care as determined by the Community subject to State and Federal review (hereinafter "Health Center").

#### **1.4 Personal Care Residence.**

The Community shall at all times maintain its license to operate an apartment style personal care facility at the Community ("Personal Care Residence"). The Personal Care Facility shall be available on a priority access basis to Residents whose care

needs meet the licensure requirements for this level of care as determined by the Community subject to State and Federal review.

1.5 Designated Occupancy Date.

The Community expects that a placement will be available for the Resident's occupancy \_\_\_\_ (the "Designated Occupancy Date"). The obligation to pay the Monthly Fee shall begin on the Designated Occupancy Date or upon occupancy, whichever is earlier, and the Entrance Fee is not due until the date of occupancy.

**SECTION 2: SERVICES**

2.1 Utilities.

The Community shall provide water, sewer, electric heat and air conditioning and trash removal. These services are included in the Monthly Fee. Fees for utilities, are set forth in the Community's Schedule of Charges.

2.2 Assessments.

The Community may be assessed real estate taxes. Real estate taxes are included in the Monthly Fee. Monthly fee adjustments will reflect any increase in future assessments. Payment of a pro-rata portion of any real estate tax assessment does not give the Resident any interest in the land, improvements, or real estate of the Community.

2.3 Telephone.

The Community shall provide each resident with access to telephone service. All telephone service charges, including connection charges, are not included in the Monthly Fee and shall be paid by Resident.

2.4 Cable Television.

Basic plus cable TV is included in the monthly charge. The Community shall provide residents with access to cable television connection(s) with additional cable service for an additional charge.

2.5 Maintenance and Repair of Equipment.

The Community shall provide necessary repairs, maintenance and replacement of the Community's property, equipment and appliances. Repairs, maintenance, and replacement of Resident's property and furnishings shall be the responsibility of Resident and are not included in the Monthly Fee. Redecoration will be at the discretion of the Community and will be implemented as part of the Community's preventive maintenance program and is included in the Monthly Fee.

2.6 Maintenance of Grounds.

The Community shall provide grounds keeping, lawn care, snow removal and grounds lighting. These services are included in the Monthly Fee.

2.7 Insurance.

The Community shall provide insurance on the Community's property only. Resident is responsible to insure personal property and for the cost of such insurance.

2.8 Administration.

The Community shall provide administrative support services to implement the provisions of this Agreement. Administrative services are included in the Monthly Fee.

2.9 Food and Meals.

(a) Dining Service- Resident shall pay in advance each month for his/her selected meal plan as specified in the Community's dining service cost schedule (the "Dining Service Cost Schedule"), included in the Community's Schedule of Charges. Additional meals, guest meals and other services may be purchased at a cost set forth in the Dining Services Cost Schedule. Included in the Monthly Fee is one Gracious afternoon and evening meal seven days a week in our hearth-side dining-room

2.10 Housekeeping.

Resident will maintain the living unit in clean, sanitary, and orderly condition and is responsible for all usual light housekeeping tasks in connection therewith. Community will provide light housekeeping services every other week as part of the Monthly Fee. Community will provide housekeeping services in accordance with rates set forth on Community's Schedule of Charges. If Resident does not maintain the living unit in a proper manner, Community, after notice to Resident shall have the right to maintain the living unit and the cost of such maintenance shall be charged to Resident.

2.11 Parking.

Assigned parking is provided for Resident's own car pursuant to procedures established by Community. Security services as deemed appropriate by Community will be provided. However, Community shall not assume responsibility for theft, vandalism or other security breaches by third parties.

2.12 Healthcare/Wellness services and Education

The Community offers weekly blood pressure and weight screenings in the Wellness Office, wellness education programs, and education on treatments procedures and disease processes, assistance with service coordination following hospital/health center discharge, home support evaluations and first aid administration. All these items are included in the Monthly Fee.

2.13 Additional Miscellaneous Services.

Other miscellaneous services are available at an additional charge and are not included in the Monthly Fee.

2.14 Changes in Service.

The Community reserves the right to alter services and will provide thirty (30) days advance notice of any changes in services. A schedule of all Items and Services currently included in the monthly fee is attached as Schedule A.

### **SECTION 3: HEALTH AND PERSONAL CARE SERVICES**

#### **3.1 The Health Care Center and Personal Care Residence.**

The Community shall operate the Health Care Center and Personal Care Residence and shall make available on a priority access basis and at an additional charge routine health care services for temporary or permanent illnesses. Resident shall sign an Admission Agreement and be responsible for the then prevailing Daily Room and Board Rate for each day of skilled nursing care services provided to Resident in the Health Center or the then prevailing rate for personal care services at the Personal Care Residence upon transfer. There is no guarantee that space will be available in the Community's Health Center or Personal Care Residence at such time as Resident may require nursing care or personal care services.

#### **3.2 Hospitalization.**

The Community does not provide a hospital or acute care. The Community will arrange for the prompt transfer of Resident to a hospital on order of a physician. The costs of ambulance or emergency transportation for transfer to a hospital or other acute care provider and the costs of such hospitalization and acute care are not included in this Agreement and shall be the responsibility of Resident.

#### **3.3 Accident or Illness Away from the Community.**

In the event Resident suffers an accident or illness while away from the Community, and Resident relies on health care and support services available in the area where the accident or illness occurred, Resident's health insurance or other personal resources available to Resident must be used for payment for such services.

#### **3.4 Mental Illness and Other Limitation on Care.**

The Health Center and Personal Care Residence are not designed to care for persons who are afflicted with serious mental illness or who require specialized psychiatric care or services not authorized or permitted under the health centers or Personal Care licensure regulations. If the Community determines that Resident's mental or physical condition is such that Resident's, or in the case of double occupancy, one Co-Resident's continued presence in the Community is either dangerous or detrimental to the life, health, safety of Resident, or in the care of double occupancy, a Co-Resident, or other residents or the peaceful enjoyment of the Community by other residents, the Community may transfer Resident or in the case of double occupancy a Co-Resident, to an appropriate outside care facility. The Community's determination shall be made in writing and signed by the Medical Director and the Executive Director or designee of the Community. If the transfer is for a temporary period, then the Resident shall continue to pay the applicable Monthly Fee and also shall be responsible to pay for the cost of Resident's or in the case of double occupancy, Co-Resident's care in such other facility. If the transfer is to be permanent, then the termination provisions of this Agreement shall apply, except that only such notice of termination as is reasonable under the circumstances shall be given in any situation where the Resident is a danger to self or others, or to the health, safety or peace of the Community.

#### **3.5 Costs in the Health Center and Personal Care Residence.**

(a) Exclusions (not covered by the Monthly Fee). There will be an additional charge for all personal, medical, health and nursing care services. The cost of nursing and personal care services are not included in the Monthly Fee, and Resident shall be responsible to pay the charges and costs for all health and personal care related services, including, but not limited to routine personal or nursing care services in the Health Center or Personal Care Residence, therapist, or rehabilitation services, physician services, diagnostic services, dental services, drugs and medications, private duty nurses or companions, care for psychiatric conditions, podiatry, refractions, eyeglasses, hearing aids, orthopedic appliances, incontinence supplies, personal care supplies, specialized treatment or any other health or medical service provided under this Agreement. Resident shall pay the Daily Room and Board Rate for skilled nursing services provided at the Health Center and the then prevailing rate for personal care services provided at the Personal Care Residence as that charge is reflected in the Description of Current Charges and Fees in the Community's Disclosure Statement. The Community, not Resident, shall be liable to another health care provider (including an employee or subcontractor of the Community) for health care services that the Community agrees to furnish under this Agreement in consideration of Resident's payments of the Entrance Fee and other periodic fees.

(b) Ancillary Services. All miscellaneous charges and fees for ancillary services not covered or included in the Daily Room and Board Rate or the Monthly Room and Board Rate are an additional charge and shall be paid by Resident. A description of the skilled nursing care services covered by and included in the Daily Room and Board Rate and the personal care service covered by the Monthly Room and Board Rate and the ancillary services not covered by or included in the Daily or Monthly Room and Board Rates is contained in the Community's current Disclosure Statement.

(c) Living Unit Reservation Costs. Resident shall pay the then current Daily Room and Board rate for skilled nursing care at the Health Center or the rate for personal care services at the Personal Care Residence as reflected in the Disclosure Statement and the charges for reserving the living unit as set forth below.

(i) Temporary Transfer.

(A) Single Occupancy. During any period of temporary transfer, Resident shall be charged and shall pay the Daily Room and Board Rate for skilled nursing care in the Health Center and the Monthly Rate for personal care services at the Personal Care Residence and any other additional charges for ancillary or miscellaneous services in the Health Center or Personal Care Residence, and shall continue to pay the then current applicable Monthly Fee for reservation of the living unit. There will be no reduction in the Monthly Fee upon temporary transfer to the Health Center or Personal Care Residence. The Community reserves the right to declare the transfer permanent at any time in accordance with Section 8.2 of this Agreement.

(B) Double Occupancy. During the period of temporary transfer, the Co-Resident in the Health Center or Personal Care Residence shall be charged and shall pay the then current Daily Room and Board Rate for skilled nursing care at the Health Center or the Monthly Room and Board Rate for personal care provided

at the Personal Care Residence, and any other additional charges for ancillary or miscellaneous services. The Co-Resident remaining in the living unit shall be charged and shall pay the Monthly Fee for Single Occupancy. In the event both Co-Residents are temporarily transferred, each Co-Resident shall be charged and shall pay the Daily Room and Board Rate for skilled nursing care at the Health Center or the Monthly Room and Board Rate for personal care services at the Personal Care Residence and any additional charges for ancillary or miscellaneous services in the Health Center or Personal Care Residence, and collectively shall be charged and shall pay the then current Monthly Fee for Single Occupancy. Each Co-Resident remains jointly and severally liable for each other's charges. The Community reserves the right to declare any transfer permanent at any time in accordance with Section 8.2 of this Agreement.

(ii) Permanent Transfer.

(A) Single Occupancy. Upon the permanent transfer of Resident to the Health Center or the Personal Care Residence and subsequent surrender of the Living Unit, the obligation to pay the Monthly Fee shall cease, and the Resident shall pay only the Daily Room and Board Rate for skilled nursing care services at the Health Center or the Monthly rate for personal care services. The Daily Room and Board Rate and Monthly Rate are published in the Community's annual Disclosure Statement filed with the Department of Insurance which are made available to all residents pursuant to paragraph 12.2 of this Agreement. Any unamortized portion of the entry fee shall be refunded to the Resident in the case of permanent transfer.

(B) Double Occupancy. At the time one Co-Resident is permanently transferred to the Health Center, the Monthly Fee for the living unit shall be reduced to the Monthly Fee for Single Occupancy. The Co-Resident in the Health Center shall be charged and shall pay the applicable Daily Room and Board Rate for skilled nursing care at the Health Center and any additional charges for ancillary or miscellaneous services, and the Co-Resident remaining in the living unit shall be charged and shall pay the Monthly Fee for Single Occupancy. In the event both Co-Residents are permanently transferred to the Health Center, each Co-Resident shall be charged and shall pay the Daily Room and Board Rate for skilled nursing care services at the Health Center and any other additional charges for ancillary or miscellaneous services. Each obligation to pay the Monthly Fee shall cease upon permanent transfer of both Co-Residents and surrender of the living unit. The Daily Room and Board Rate and Monthly Rate are published in the Community's annual Disclosure Statement filed with the Department of Insurance which are made available to all residents pursuant to paragraph 12.2 of this Agreement. When both Co-Residents permanently transfer to the Health Center, any unamortized portion of the entrance fee shall be refunded.

**SECTION 4: FEES**

4.1 Entrance Fees.

The amount of the Entrance Fee is based on the type of living unit selected. Resident shall pay to the Community the sum of \$ \_\_\_\_\_ as an Entrance Fee. The Entrance Fee or any portion of the Entrance Fee will not be accepted prior to the date of occupancy by the resident even though this Agreement may have been executed in

advance of that date.

4.2 Amortization of Entrance Fee.

The Entrance Fee shall be amortized and earned by the Community at the rate of 2% per month for the first fifty (50) months of Occupancy of the living unit. The Amortization will be calculated on the total amount of Entrance Fee, not the declining refundable balance thereof. After fifty (50) months zero percent (0%) of the Entrance Fee will be refundable to the Resident.

4.3 Use of Entrance Fee.

The entire Entrance Fee after payment shall be used by the Community for any corporate purpose and in any manner deemed appropriate by the Community in its sole and absolute discretion consistent with law. No portion of the Entrance Fee shall be held in Trust for Resident and the Community assumes no fiduciary obligations to Resident with respect to any amounts paid for admission to or continued occupancy in the Community. However, unamortized portions of the Entrance Fee described in Paragraph 4.2, above, shall be refundable to the Resident should the Resident elect to cancel this Agreement if the Resident moves to a higher level of care or if this Agreement is otherwise properly cancelled pursuant to its terms.

4.4 Fee for Optional/Additional Furnishings or Appliances. If applicable, the fee of \$ \_\_\_\_\_ for any optional or additional furnishings or appliances, must be paid on or before the Designated Occupancy Date or prior to occupancy, whichever is earlier.

4.5 Monthly Fee and Meal Plan Fee.

(a) Amount. Resident shall pay to the Community a Monthly Fee of \$ \_\_\_\_\_ and a meal plan fee of \$ \_\_\_\_\_ (collectively referred to as "Fees") in advance each month for **SINGLE** occupancy of the living unit. The amount of Fees is based on the number of occupants of the living unit. In situations of Double Occupancy, Fees includes the Additional Occupant Fee. 30 days prior written notice shall be provided prior to an increase in Fees.

(b) Payment and Due Date. Payment of the first Monthly Fee and Meal Plan Fee is due on the date Resident accepts occupancy or the Designated Occupancy Date, whichever is earlier. The Fees shall be pro-rated if Resident assumes occupancy after the first of the month. Resident shall receive a monthly invoice on or about the 25th day of each preceding month. All subsequent Fee payments are due on the third day of each month thereafter. If a subsequent Fee or other charges for care or for miscellaneous or ancillary services are not paid within thirty (30) days of the due date, then, subject to Section 5 of this Agreement or as it may be periodically revised, the Community may elect to exercise its available rights and remedies under this Agreement, including termination.

4.6 Other Charges.

The monthly invoice shall reflect all other charges for routine nursing care and for miscellaneous, ancillary or other services in addition to the Monthly Fee. Payment for all other charges also is due on or before the seventh day of the month of the receipt of

the invoice.

4.7 Co-Resident's Fee Responsibility.

In situations of Double Occupancy, each Co-Resident, shall be jointly and severally liable for all payments due under this Agreement. If one Co-Resident dies or leaves the facility, the remaining Co-Resident shall be responsible for payment of the applicable Monthly Fee and any other charges.

4.8 Service Charge For Late Payment.

A service charge of one and one-quarter (1 ¼%) percent per month will be added to amounts part due in excess of thirty (30) days. Resident is obligated to pay all actual attorney's fees and costs relative to the collection of any amounts past due in excess of ninety (90) days.

4.9 Disclosure of Financial Information.

The Community reserves the right to require Resident upon request to update the financial information disclosed in the application for admission.

4.10 Statement RE: 40 P.S. Section 3214(a)(11)

Pursuant to 40 P.S. Section 3214(a)(11), to the extent this Agreement contains charges for care paid in one lump sum, they shall not be increased or changed during the duration of the agreed upon care, except for changes required by State or Federal assistance programs. In addition, the Community shall not seek to enter into any addendum to this Agreement which will seek to alter any lump sum payment for care made or which seeks to charge a lump sum payment for care.

**SECTION 5: Circumstances Under Which Resident Will be Permitted to Remain in Unit in the Event of Financial Difficulties**

5.1 Inability to Pay -- Deductions from any Unamortized Portion of the Entrance Fee.

If Resident's income and assets are no longer sufficient to pay the Monthly Fee and any other financial obligations under this Agreement, then the Community shall deduct from any funds otherwise due Resident as a refund, amounts necessary to fulfill all of Resident's financial obligations under this Agreement. Resident hereby authorizes such deductions from any unamortized portions of the Entrance Fee. The Community shall make such deductions from any refunds otherwise due under this Agreement at such time as any amounts due the Community under this Agreement have been unpaid for more than thirty (30) days from the payment due date. The Community shall continue to make such deductions from any amounts otherwise due as a refund under this Agreement on a monthly basis to offset any unpaid financial obligations of resident until all funds otherwise due Resident as a refund have been exhausted and paid to the Community. The Community offers no other financial assistance to the resident and reserves the right to terminate this Agreement should the resident exhaust all financial resources.

## **SECTION 6: MARRIAGE AND/OR ADDITIONAL OCCUPANTS.**

### 6.1 Non-Resident.

In the event that a single Resident wishes to marry or have another person not admitted to the Community under a residency Agreement share Resident's living unit as a Co-Resident, the proposed Additional Occupant must file an application for admission and meet all age, medical and other requirements for admission applicable to Residents of the living unit. Admittance of an Additional Occupant shall be at the sole discretion of the Community. If the proposed Additional Occupant receives approval to occupy the living unit, this Agreement will be amended and the Additional Occupant shall pay one-half of the Entrance Fee in effect at the time Additional Occupant moves into the living unit. The Entrance Fee paid by the Additional Occupant shall be amortized at a rate of 2% per month for the first fifty (50) months of Occupancy of the living unit. The Amortization will be calculated on the total amount of Entrance Fee, not the declining refundable balance thereof. After fifty (50) months zero percent (0%) of the Entrance Fee will be refundable to the Additional Occupant. In the event that the Additional Occupant dies or otherwise terminates Additional Occupant's agreement with the Community during the fifty (50) month amortization period, any applicable refund shall be paid to the Additional Occupant or his/her estate. In the event that the proposed Additional Occupant does not meet the requirements for admission, then the proposed Additional Occupant may request admission under such other terms and conditions as may be acceptable to the Community. If an agreement cannot be reached regarding the admission of the proposed Additional Occupant, Resident may exercise the option to terminate this Agreement in accordance with its termination provisions.

### 6.2 Other Resident.

In the event that Resident desires to marry another Resident admitted under a separate residency Agreement, and, thereafter, occupy a single living unit, Resident first must select and designate in writing at least sixty (60) days in advance of the proposed move, which one of the living units occupied by each Resident, shall be thereafter occupied jointly. The living unit not designated for joint occupancy must be surrendered on or before the date of the proposed move to the designated living unit. Upon transfer, the Monthly Fee for double Occupancy of the designated or alternative living unit shall be paid. The residency Agreements shall be amended to reflect the change in the living unit, the change in the Monthly Fee and Meal Plan Fee, and any other matters reasonably necessary for the transfer of the Resident to the designated or alternative living unit. Upon transfer to the designated or alternative living unit, any unamortized portion of the Entrance Fee paid by the Resident shall continue to be amortized and shall be subject to refund only in accordance with the refund provisions of this Agreement relating to Co-Residents.

## **SECTION 7: TERMINATION OF AGREEMENT**

### 7.1 Termination by Resident

(a) Rescission Period. Resident may terminate this Agreement within seven (7) days of execution by signing the attached Notice of Right of Rescission and delivering it to the Community. In addition, in the event Resident dies before the

Designated Occupancy Date, or through illness, injury, or incapacity is precluded from becoming a Resident under the terms of this Agreement, this agreement is automatically rescinded and a full refund shall issue to Resident, Resident's legal representative, or Resident's estate as the case may be as per the terms of 40 P.S. § 3214(c).

(b) Prior to Occupancy. After the lapse of the seven (7) day rescission period, but prior to the Designated Occupancy Date, Resident may terminate this Agreement by delivering written notice to the Community prior to occupancy. In such event, this agreement is automatically rescinded and a full refund shall issue to Resident, Resident's legal representative, or Resident's estate as the case may be as per the terms of 40 P.S. § 3214(c).

(c) After Occupancy. After the Designated Occupancy Date, Resident may terminate this Agreement by delivery of written notice to the Community at least sixty (60) days prior to termination, and by the surrender of the living accommodation. Termination shall be effective after the lapse of the sixty (60) day notice period and surrender of the living accommodation. Any unamortized portion of the Entrance Fee, as described in Section 4, above, shall be refunded to the Resident.

(d) Inability to Occupy Due to Illness or Death. This Agreement will be automatically rescinded if the Resident dies before the occupancy date, or through illness, injury or incapacity is precluded from becoming a resident under the terms of this Agreement and the Resident or his legal representative shall receive a full refund of all moneys paid.

#### 7.1 Termination by Community

(a) Prior to Occupancy. The Community may terminate this Agreement at any time prior to occupancy by providing written notice to Resident prior to the Designated Occupancy Date if for whatever reason the Community elects to discontinue operations. All payments, including the Reservation Fee, shall be refunded to Resident.

(b) After Occupancy. The Community may terminate this Agreement upon a determination of just cause and delivery of thirty (30) days written notice or such written notice as is reasonable under the circumstances to Resident or Resident's representative, subject to any additional laws or regulations then in effect. Just cause shall include, but not be limited to, a default in payment subject to Section 5 of the Agreement, the submission of any materially false information in the application documents, the failure of Resident to abide by the Community's rules, regulations, policies and procedures, the breach of any of the other terms of this Agreement, or a good faith determination in writing signed by the medical director and the administrator of the facility that continued occupancy in the living accommodation by Resident creates a serious threat or danger to the life, health, safety or peaceful enjoyment of Resident or other residents or persons in the Community as per the terms of 40 P.S. § 3214(d). The refund provisions of this agreement shall apply to terminations for just cause in the same manner as such provisions would apply to any other termination. Nothing in this subsection shall limit the Resident's rights of continued occupancy under the separate admission agreements for the Health Center or the Personal Care Residence and the laws

and regulations limiting cause for transfer or discharge of Health Center or Personal Care residents.

7.2 Termination by Death.

Following the death of Resident this Agreement shall terminate when the living accommodation has been surrendered to the Community. In the event there is any remaining unamortized portion of the entrance fee left as described in Section 4, above, it will be refunded to the Resident or the Resident's estate or family of Resident.

7.3 Surrender.

The obligation to pay the Monthly Fee shall continue until the living unit has been surrendered by Resident, or in the case of death, by the estate or family of Resident. Surrender of the living accommodation shall be complete when Resident has ceased to occupy it, and Resident or Resident's Estate or Family has removed all possessions from it, and has turned over the Community the keys for it.

**SECTION 8: LEVEL OF CARE TRANSFERS OR TRANSFER TO AN OUTSIDE FACILITY**

8.1 Conditions of Living Unit Occupancy.

Resident shall have the right to occupy the living unit for so long as Resident satisfies the health and other conditions of occupancy. Continued occupancy of the living unit shall, in general, be controlled by the Resident's physical and mental condition. The Community may require Resident to obtain at Resident's expense at least one annual medical examination, or letter from Resident's attending physician confirming that Resident does not need personal or health center services, and can otherwise satisfy the Community's conditions for living unit occupancy.

8.2 Decision to Transfer.

(a) Authority to Transfer. The Community may transfer Resident from and between the living unit and the Health Center or provide Personal Care within the living unit, or any other appropriate care facility if it determines that such a move or increase in care should be made because of the health of the Resident, for the proper operation of the Community, to comply with regulations of the Pennsylvania Department of Human Services, the Pennsylvania Department of Health, the Pennsylvania Insurance Department, local regulations of the Fire Department, or any other duly constituted authorities or agencies, or otherwise to meet the requirements of law. The decision as to whether a transfer or to provide increased care from within the living unit shall be deemed temporary or permanent shall be made by the Community in its sole discretion, except where limited by law or regulation then in effect. The Community shall consider the opinion of Resident and the advice of a family representative, if available, and, if requested and at the Resident's expense, a private physician. The opinion of Resident and the advice of family and Resident's physician is advisory only and shall not be binding on the Community. The Community's decision regarding the temporary or permanent nature of any transfer or provision of increased care from within the living unit may be made prior to sixty (60) days from the date of transfer or at any other time deemed appropriate by the Community.

(b) Role of the Community's Medical Director. The Community has a medical doctor licensed to practice medicine in the Commonwealth of Pennsylvania as the Community's Medical Director. Upon certification by the Community's Medical Director that Resident is no longer capable of satisfying the conditions for occupancy of the living unit and is in need of health center or related care, Resident or Resident's next of kin, legal representative or agent acting on Resident's behalf, will be notified by the Community that arrangements will be made for Resident's immediate transfer to the Health Center, the provision of increased care from within the living unit, or other appropriate care facility. The Community shall not be liable for acting in accordance with the certification of the Medical Director or attending physician.

### 8.3 Transfers Within the Community's Facilities.

Transfer to Health Center or Personal Care Facility. If Resident becomes ill or incapacitated, and in the opinion of the Community's Executive Director or designee, with the advice of the Medical Director, the Resident requires skilled nursing or personal care, such care will be available on a priority access basis in the Health Center or the Personal Care Residence either on a temporary or permanent basis. If the Community's Executive Director or designee determines that the health of the Resident is such the occupancy in the Health Center or Personal Care Residence will be permanent, Resident's living unit will be released (if not occupied by a Co-Resident) and made available for occupancy by another. In the event that the Community decides that the transfer is permanent, Resident shall surrender the living unit and cause his/her personal possessions to be removed with thirty (30) days of notice of the Community's decision. This paragraph is subject to the provisions of Section 7, above.

### 8.4 Transfer to Hospital or Other Outside Facility.

In the event that hospitalization or outside care of the Resident becomes necessary as determined by the Community's Medical Director, Resident will be transferred to a hospital or other acute or outside health care provider. In the event Resident's mental, emotional or physical condition deteriorates to a degree that in the professional opinion of the Medical Director, Resident's presence in the Community is deemed detrimental to the health, safety or peace of other residents, the Community may transfer Resident to an appropriate outside care facility. the Community's Executive Director or designee with the advice of the Medical Director may declare Resident's living unit vacant (unless occupied by a Co-Resident) if Resident has been transferred to an outside health care or other special service facility or hospital for health conditions which, in the opinion of the Medical Director or Resident's physician, require permanent or prolonged residence in the outside facilities (i.e. generally sixty (60) days or more). Resident shall surrender the living unit and cause Resident's personal possessions to be removed from the living unit within thirty (30) days after notice of Community's determination that the transfer will be permanent. This paragraph is subject to the provisions of Section 7, above.

### 8.5 Cost Related to Transfer to an Outside Facility.

(a) Single Occupancy. During any temporary transfer to a hospital or outside facility, Resident shall continue to pay the Monthly Fee and additionally all costs

and charges related to the transfer to and occupancy of the outside facility or hospital. Upon permanent transfer to an outside facility, and after surrender of the living unit, the obligation to pay the Monthly Fee shall end and this Agreement shall terminate. Any refund due shall be paid in accordance with the refund provisions of this Agreement. Resident is obligated to pay the charges for transfer to and occupancy of any outside facilities including the charges for care in an outside personal or nursing care facility resulting from a transfer because of insufficient space in the Community's Health Center.

(b) Double Occupancy. During any temporary transfer of one Co-Resident to a hospital or any outside facility, the Monthly Fee for double occupancy shall continue to be due and payable. Upon the permanent transfer of one Co-Resident to an outside facility, the Monthly Fee shall be reduced to the Monthly Fee for single occupancy of the applicable living unit. In the event both Co-Residents are temporarily transferred to an outside facility, the Monthly Fee for double occupancy shall continue to be due and payable. In the event both Co-Residents are permanently transferred to an outside facility, then, after the surrender of the living unit, the obligation to pay the Monthly Fee shall end and this Agreement shall terminate. Any refund due shall be paid in accordance with the refund provisions of this Agreement. Resident is obligated to pay all costs and charges related to the transfer to and occupancy of the outside facility or hospital, including care in an outside personal or nursing care facility resulting from a transfer because of insufficient space in the Community's Health Center.

#### 8.6 Release of or Return To Living Unit After Transfer.

(a) Temporary Transfer. If Resident is admitted temporarily to the Community's Health Center, Personal Care Residence or a hospital or other outside facility, with a medical prognosis of recovery and return to health consistent with the conditions of living unit occupancy either on an independent basis or a reduced personal care basis, then Resident shall retain possession of the living unit for the purpose of resuming residence. During any period of temporary transfer to one of the Community's Health Center or to the Personal Care Residence, Resident shall pay the costs for retaining the living unit set forth in Section 8.5 above. Resident may return to the living unit at such time as the Community determines that Resident can satisfy the conditions of occupancy.

(b) Permanent Transfer. If transfer to the Community's Health Center, Personal Care Residence or a hospital or other appropriate outside facility exceeds sixty (60) days, or if at an earlier time the Community determines that Resident will not be able to satisfy the conditions of occupancy so as to resume residence in the living unit, the Community shall have the right to declare the living unit vacant (unless occupied by a Co-Resident) and release the living unit to another. Resident shall surrender and vacate the living unit within thirty (30) days of written notice of the Community's decision to permanently transfer Resident and release the living unit. If, in the Community's opinion, Resident subsequently recovers sufficiently to satisfy the conditions of occupancy of a living unit, the Community in the exercise of its discretion shall make available as soon as reasonably practicable a living unit with a floor plan comparable to the one relinquished. Resident shall be obligated to pay a refurbishment fee prior to re-occupancy which fee is subject to change from time to time. This paragraph is subject to the provisions of Section 7, above.

## **SECTION 9: LIMITED REFUND OF ENTRANCE FEE**

Upon termination of this Agreement, Community shall refund the Entrance Fee in accordance with the following provisions:

### 9.1 Termination Before Occupancy.

Because no entrance fees are taken until the Designated Occupancy Date, the Resident may terminate this agreement at any time before occupancy without penalty. If the termination occurs within seven (7) days after execution of this Agreement, the contract may easily be terminated by mailing the Notice of Right of Rescission attached to the bottom of the Agreement. If the Resident wishes to terminate this Agreement for any period longer than seven (7) days before occupancy, the Resident can cancel by providing written notice at the address indicated in the "Notices" Section of this Agreement, and, again, this termination will be without penalty of any kind.

### 9.2 Termination for Any Reason Other than Death

The Entrance Fee, except as provided in Section 9.5 relating to termination by death of Resident, shall be amortized and accrue to the benefit of the Community at the rate of two (2%) percent per month pro-rated monthly for a period of fifty (50) months from the Designated Occupancy Date or date of occupancy, whichever is earlier. After the lapse of fifty (50) months, the Entrance Fee shall be earned in full by the Community and no part of it will be refunded. In the event of termination by reason other than death of the Resident during the fifty (50) month amortization period, any unamortized amounts pro-rated on a monthly basis, less any amounts deducted to cover costs incurred by the Community to refurbish, restore or repair the living unit in the event of unreasonable wear and tear, or to cover costs incurred at the specific request of Resident, or to satisfy unpaid charges, shall be refunded to Resident in accordance with Section 9.4.

### 9.3 No Accrual of Interest.

No interest will accrue to the benefit of Resident on any amounts required to be refunded under this Agreement, and no interest will be paid on termination.

### 9.4 Conditions and Due Date for Refund Payments.

Prior to occupancy, all applicable refunds will be made after termination and within sixty days of Resident's request or in situations of double occupancy, at both Co-Residents' request. After occupancy, all applicable refunds shall be payable only when the living unit has been surrendered (or in the case of Double Occupancy both Co-Residents have surrendered the living unit) and when Community has accepted and entered into an Independent Living Agreement with a new Resident and the new Resident has occupied the living unit. The amount of any refund due will be calculated by reference to the date of surrender of the living unit. Where a living unit is occupied by Co-Residents, there will be no refund, partial or otherwise, upon the death, permanent transfer within or outside Community, discharge or voluntary departure from the Community of only one of the Co-Residents. The amount of the refund due will be calculated by reference to the date of Surrender of the living unit by the Resident (or in the case of Double Occupancy both Co-Residents).

9.5 Distribution of Refund Upon Death.

In the case of single occupancy, refunds to Resident's estate shall be paid to the duly appointed representative of the estate after proof of such appointment is provided to the Community in the form of a certified copy of the testamentary letters confirming such appointment. In situations of double occupancy, any applicable refund shall be paid by the Community to the estate of the last surviving Co-Resident unless otherwise agreed in writing.

**SECTION 10: LIMITED OPTION TO MOVE TO ANOTHER LIVING UNIT**

10.1 Option After Occupancy.

After occupancy, Resident may request to exercise a limited option to move to another living unit, if and when another living unit becomes available (including any new living units that may have been added to the Community), in accordance with the terms and conditions set forth in this section. A request to move must be based on health, financial conditions, death of a Co-Resident, marriage, or other grounds deemed reasonably necessary by the Community. Resident may elect to move to a smaller living unit, or a larger living but not to a living unit of substantially equivalent size in a different location. The Community reserves the right to disapprove Resident's request to move. In the event Resident desires to exercise the option to move to another living unit, Resident must notify the Community in writing of the living unit desired.

10.2 Costs of Elections to Move.

If Resident elects a smaller living unit, Resident shall pay a Refurbishment Fee in an amount determined from time to time by the Community. There will be no Entrance Fee credit or refund even if the Entrance Fee for the surrendered living unit is greater than the fee Resident would have paid for the smaller living unit designated under this Agreement. Resident shall pay, prior to moving to the selected living unit, an additional amount equal to the three quarters (75%) of the difference between the initial Entrance Fee paid and any higher Entrance Fee in effect at the time of the move. The additional Entrance Fee shall be immediately amortized and be earned in full by the Community. Any unamortized portion of the remaining entrance fee shall be promptly refunded.

10.3 Option to Move.

In the event Resident receives approval from the Community to move to another living unit, Additional Occupant shall sign a new Independent Living Lease Agreement but will not be responsible to pay any entrance fee and will only pay the additional monthly maintenance fee for additional occupants as published in the Community's annual disclosure statement filed with the Department of Insurance which are made available to all residents pursuant to paragraph 12.2 of this Agreement.

**SECTION 11: ARRANGEMENTS FOR GUARDIANSHIP AND FOR ESTATE**

11.1 Legal Guardian

If Resident becomes incompetent or unable to properly care for self or property, and no representative has been lawfully designated to act on behalf of Resident

or no lawfully designated representative has been lawfully designated to act on behalf of Resident, then the Community shall have the option to institute legal proceedings to adjudge Resident incompetent and have a guardian appointed for Resident's estate. All costs of such legal proceedings, including actual legal fees, shall be paid by Resident or the legally appointed guardian of Resident's estate.

11.2 Will and Funeral Arrangements.

The name of the executor/executrix designated in Resident's will, and the name of the funeral director selected by Resident shall be provided in writing to the Community. In the event that Resident changes the name of the executor/executrix designated in Resident's will or selects another funeral director, Resident shall notify the Community of the changes in writing. The name and address of the designated executor/executrix is: \_\_\_\_\_

11.3 Advance Directives.

(a) Power Of Attorney. Residents shall furnish the Community, no later than the date of occupancy, a durable power of attorney executed by Resident which shall be maintained in the files of the Community. The name and address of the designated power of attorney is: \_\_\_\_\_

(b) Living Will. If Resident has executed an advance directive in the form of a living will relating to the provision of health care services in the event of terminal or other illnesses/conditions, Resident shall provide the original of the living will to Community, and the original of any revisions or changes made to the document during Resident's term of occupancy. In the event of transfer to the Health Center, the Community shall comply with the instructions/requests as consistent with law and the Community's policy, as such policy may change from time to time. If the Community cannot comply with Resident's advance directive as reflected in Resident's living will, then the Community shall assist in arranging for the transfer of Resident to another health care provider, if reasonably available, which will comply with Resident's advance directive. The transfer and cost of care in another health care facility shall be an additional cost, and Resident shall be responsible to pay such costs.

**SECTION 12: RIGHTS AND OBLIGATIONS OF RESIDENT**

12.1 Right of Self-Organization.

Residents of the Community shall have the right to self-organization. A representative designated by the Community shall hold quarterly meetings with the organization representing the residents known as the "Resident's Council". At least seven (7) days notice of each quarterly meeting shall be given. The purpose of the quarterly meetings shall be to discuss such subjects as the Community's income, expenditures, financial trends and issues, and proposed changes in policies, programs, and services.

12.2 Right to Receive Disclosure Statements.

The Community shall make available to Resident at the time of the execution of this Agreement, and at least annually thereafter, a copy of its disclosure statement required by the Continuing Care Provider Registration and Disclosure Act, Act

No. 82 of 1984, as amended (40 P.S. §§ 3201 *et seq.*).

12.3 Guest Privileges.

Resident shall be authorized to entertain and accommodate guests in accordance with the Community's guest policy as reflected in the Resident Handbook. The Community's policy is subject to change from time to time.

12.4 Rights to Property/Subordination.

The rights and privileges granted to Resident do not include any right, title or interest in any part of the personal property, land, buildings and improvements owned or administered by the Community. Resident's rights are primarily for services, with a contractual right of occupancy. Nothing contained in this Agreement shall be construed to create the relationship of landlord and tenant between the Community and Resident. Any rights, privileges, or benefits under this Agreement shall be subordinate to any existing or subsequent mortgages or deeds of trust or any other comparable interests. Upon request Resident shall execute and deliver any document which is required by the Community, or by the holder of any such mortgages or deeds of trust or similar interests, to effect such subordination or evidence the same.

12.5 Inspection of Living Unit and Right of Entry.

Resident shall permit the Community, or its agents, or any representative of any holder of a mortgage or similar interest on the property, or, when authorized by the Community, the employees of any contractor, utility company, municipal agency or others, to enter the living unit for the purpose of making reasonable inspections and repairs and replacements. Such entry will be made only with reasonable advance notice, except in emergency situations. The Community shall have the right to enter the living unit to perform scheduled housekeeping, and to perform routine maintenance and for other reasonably necessary purposes having due regard for Resident's privacy.

12.6 Housekeeping/Housecleaning Responsibilities.

Resident shall maintain the living unit in a clean, sanitary, and orderly condition. If Resident does not maintain the living unit in a reasonable manner, the Community, after notice to Resident, shall have the right to maintain the living unit, and the cost of such additional cleaning or maintenance shall be charged to Resident.

12.7 Health Insurance and Third Party Payments.

(a) Required Insurance. The Community expects that some of the cost of medicines, medical or nursing services or equipment provided for Resident under this Agreement will be paid by present or future federal, state, municipal, or private plans or programs of medical/surgical insurance, including, without limitation, the benefits available under the federal government social security health insurance program know as "Medicare A and B", or an equivalent policy and at least one supplemental co-pay health insurance policy with Medicare co-insurance coverage for skilled nursing facility care, (commonly known as "medigap" insurance), such as Blue Cross-Blue Shield Security 65 plans C and H, or an equivalent policy as approved by the Community. For a Resident under age 65, a substitute basic insurance coverage policy is required. If proceeds from Medicare and co-pay health insurance policies are allowable for nursing or related care

provided by the Community, those proceeds shall be paid to the Community directly. Proof of such insurance must be provided at the time of application and prior to admission. In the event Resident fails to maintain in force, because of failure to make premium payments, such health care insurance after occupancy, the Community reserves and is hereby granted the right to make such payments for purposes of maintaining such insurance in force for Resident's benefit. Resident shall be obligated to reimburse the Community for such payments made on behalf of Resident and the cost of such premiums shall be in addition to and not included in the Monthly Fee.

(b) Assignment of Required Insurance and Third Party Payments.

If Resident becomes eligible to receive payments from any third party for services provided under this Agreement by the Community, Resident shall at all times cooperate fully with the Community and each third party payor so that the Community may make claim for and receive any applicable third party payments. The Community has the right to any applicable benefits payable to Community under the insurance coverages required by this Agreement.

12.8 Automobile Insurance.

Residents who drive motor vehicles shall maintain their own automobile liability insurance to cover liability and medical expenses arising from injury to themselves and others.

12.9 Reduction of Income or Other Resources.

Resident shall make every reasonable effort to meet his/her financial obligations to the Community. Resident shall not transfer control of assets or property or make any gifts subsequent to the date of application for admission and shall not make any transfers or gifts after occupancy, which would substantially impair Resident's ability or the ability of Resident's estate to satisfy Resident's financial obligations to the Community.

12.10 Medical Examinations.

Resident must be examined by a qualified physician of Resident's own choosing prior to occupancy, and must make the results of the examination available to the Community in writing. If the pre-occupancy medical examination reveals that Resident's health is not consistent with the conditions of occupancy in the living unit, the Community may terminate this Agreement. The Community reserves the right to require Resident, upon request by the Community, to obtain annual medical examinations at Resident's expense and submit the results of the examinations to the Community.

12.11 Responsibility for Property Damage to Community.

(a) Responsibility for Condition of Living Unit Upon Termination.

Upon termination of this Agreement, Resident shall vacate and surrender the living unit and leave it in as good condition as the date of occupancy except for reasonable wear and tear. If the living unit is damaged beyond ordinary wear and tear, the costs of repair shall be the obligation of Resident and such costs shall be billed directly to Resident or Resident's estate, or alternatively, deducted from any refund that may be due.

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

12.12 Release Regarding Conduct of Other Residents or Guests.

The Community assumes no liability for the conduct of Resident or any other residents or guests, and Resident hereby releases and discharges the Community from any claims for personal injury to Resident or damages to Resident's personal property caused by the conduct of other residents or guests.

12.13 Responsibility For Resident's Personal Property.

(a) Responsibility for Loss or Damage. The Community shall not be responsible for the loss or damage due to fire, theft, or other causes of any property belonging to Resident or Resident's estate or Resident's guests, including motor vehicles, unless the care and control of such property is specifically accepted in writing by the Community, and then only for willful or gross negligence in failing to safeguard and account for it. Resident shall have the responsibility to provide such insurance as Resident deems necessary to protect against such losses. No personal property insurance is provided Resident by the Community, and Resident bears the risk of any damage or loss to personal property held in storage by the Community.

(b) Obligations Upon Termination. (i) If Resident has become unable to comply with the conditions of occupancy of the living accommodation, or this Agreement has been terminated for any reason other than the death of Resident, Resident or the duly authorized representative of Resident's estate must remove all personal property from the living accommodation, including property held in storage. If Resident's personal property is not removed by Resident or Resident's representative within thirty (30) days of Resident's permanent transfer from the living accommodation or termination of this Agreement, the Community shall dispose of Resident's property in any manner it deems appropriate, and shall not be liable or responsible for any damages to it. Resident or Resident's estate shall be obligated to pay all costs for the removal, storage or disposal of Resident's property. If Resident's property is moved to and stored in a commercial warehouse, the Community shall have no liability or responsibility for Resident's property. If Resident's property is moved to and stored in a commercial warehouse, the Community shall have no liability or responsibility for Resident's property during the transfer of the property or the storage of it.

(ii) Within 24 hours of Resident's death, the Community shall contact or make a good faith effort to contact the personal representative or guardian of Resident to arrange for an inventory of Resident's personal property, after which the legal representative(s) of Resident Estate or family may remove Resident personal property or the Community may place the personal property into storage. If Resident's personal property is not thereafter claimed by Resident's Estate or family within thirty (30) days, the Community shall send a notice by certified mail to Resident's executor/executrix named in this Agreement or, if the Community has received prior written notice of a different legal representative for Resident's Estate, to that legal representative, stating that

the Community will dispose of the property if not claimed within fourteen (14) days from the date such notice was postmarked; and, if the property is not claimed thereafter, such property shall be disposed of by the Community and all costs of, less any proceeds from, such disposal shall be charged to and payable by Resident's Estate.

12.14 Rules, Regulations, Policies and Procedures.

The rights and privileges of Resident under this Agreement are personal to Resident and cannot be transferred or assigned. No person other than Resident may occupy or use the living accommodations covered by this Agreement unless approval is obtained in writing from the Community.

**SECTION 13: AVERAGE ANNUAL COST OF PROVIDING SERVICES**

The average annual cost of providing care and services during the most recent twelve month period for which a report is available for a resident is: \$ \_\_\_\_\_.

**SECTION 14: SEVERABILITY**

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

**SECTION 15: ACTS OF FORBEARANCE**

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

**SECTION 16: ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement between the Community and Resident. The Community shall not be responsible or liable for any statements, representations or promises made by any person representing or purporting to represent the Community, unless such statements, representations or promises are set forth in the Agreement. Any brochures or advertisements describing the Community are for the purpose of inviting inquiries only and are not to be relied upon as legally or contractually binding. Resident may not amend this Agreement except by a subsequent written Agreement approved by the Community's Chief Executive Officer and executed by the parties.

**SECTION 17: INDEMNIFICATION**

The Community shall not be responsible or liable for, and Resident shall indemnify, defend and hold the Community harmless from any and all claims, losses, damages, fines, penalties, expenses, judgments, reasonable settlements, or lawsuits, including actual attorneys' fees and all costs incurred in defending against any such claims, arising from or based upon any injury or death to persons or any damages to property caused by, or arising from, or based on, or in any way attributable to or connected with the negligent, reckless, intentional or other acts, conduct or omissions of Resident. Resident's indemnification obligation is payable on demand by the Community.

## **SECTION 18: SUBROGATION**

In the event Resident is physically injured by an individual or entity not a party to this Agreement, Resident grants to the Community a right of subrogation, and authorizes the Community to bring such demands, claims or legal proceedings in the name of or on behalf of Resident for purposes of recovering from any third party or third party's insurer responsible for Resident's injury, the dollar value of all care provided by the Community to Resident as a result of any such injury. Resident shall cooperate and sign any documents necessary to facilitate the Community's ability to exercise its subrogation right. However, nothing herein shall obligate the Community to bring any demand, claim or legal proceeding.

## **SECTION 19: NOTICE**

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

To The Community:

Riverton Rehabilitation and Healthcare Center  
803 North Wahneta Street, Allentown, PA 18109  
Attention: Executive Director

To Resident (Before Occupancy):

After occupancy, notice will be provided to Resident at the living accommodation specified in this Agreement.

## **SECTION 20: MISCELLANEOUS PROVISIONS**

20.1 Resident's Continuing Disclosure Obligation. The information regarding Resident's age, health and financial affairs submitted by Resident in the forms and related application documents constitutes a material part of this Agreement, and said information is incorporated as a part of this Agreement. Resident acknowledges that the submission of false information shall constitute grounds for the termination of this Agreement. Resident must disclose any material changes in Resident's physical, financial or mental condition. The failure to make such disclosure shall constitute grounds to terminate this Agreement.

20.2 Receipt of Disclosure Statement and Resident Handbook. Resident acknowledges receiving a copy of the Community's annual Disclosure Statement and Resident Handbook prior to signing this Agreement.

20.3 Community's Modification of Agreement and Policies. The Community reserves the right to modify unilaterally this Agreement to conform to changes in law or regulation, and to make modifications in its rules, regulations, policies and procedures as

permitted by the Continuing Care Provider Registration and Disclosure Act of 1984.

20.4 Binding Effect. This Agreement shall bind and serve to benefit the legal representatives, successors and assigns of the Community, and the heirs, executors, administrators and assigns of Resident.

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

**20.6 NON-WAIVER OF THE CONTINUING CARE PROVIDER REGISTRATION AND DISCLOSURE ACT OF 1984**

**No act, agreement, or statement of you, or of an individual purchasing care for you under this Agreement or any agreement to furnish care to you, shall constitute a valid waiver of any provisions of the Continuing Care Provider Registration and Disclosure Act of 1984 which is intended for the benefit or protection of you or the individual purchasing care for you.**

**NOTICE OF RIGHT OF RESCISSION**

DATE RESCISSION PERIOD BEGINS: \_\_\_\_\_.

YOU MAY RESCIND AND TERMINATE YOUR RESIDENT'S AGREEMENT, WITHOUT PENALTY OR FORFEITURE, WITHIN 7 DAYS OF THE ABOVE DATE. YOU ARE NOT REQUIRED TO MOVE INTO THE CONTINUING CARE FACILITY BEFORE THE EXPIRATION OF THIS 7 DAY PERIOD. NO OTHER AGREEMENT OR STATEMENT YOU SIGN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO RESCIND YOUR AGREEMENT WITHIN THE SEVEN (7) DAY PERIOD. TO RESCIND YOUR RESIDENT'S 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: RIVERTON REHABILITATION AND HEALTHCARE CENTER AT 803 NORTH WAHNETA STREET, ALLENTOWN, PA 18109 NOT LATER THAN MIDNIGHT OF \_\_\_\_\_ (LAST DAY FOR RECISSION).

PURSUANT TO THIS NOTICE, I HEREBY CANCEL MY RESIDENT'S AGREEMENT.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Signature of Prospective Resident

\_\_\_\_\_  
Print Name of Prospective Resident

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

IN WITNESS WHEREOF, the Community has caused this Agreement to be signed by its authorized representative, and Resident has hereunto affixed his/her/their signature(s), the day and year first above written.

Attest: \_\_\_\_\_ The Community  
BY: \_\_\_\_\_  
Officer of Community Date

Witness:  
\_\_\_\_\_  
Resident SEAL Date  
\_\_\_\_\_  
Resident SEAL Date



## **SCHEDULE A**

### **RIVERTON**

#### **Apartment Monthly Service Fee Includes:**

- Gracious afternoon and evening meals seven days a week in our hearth-side dining room
- Electric, heat and air conditioning
- Water and sewer utilities
- Basic plus cable TV
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Routine scheduled transportation (Shopping, planned outings, meals)
- Access to blood pressure and weight screenings in the Wellness Office
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- Planned activities daily and weekly
- Every other week housekeeping services
- Free access to Wifi
- Wellness education programs
- First aid administration

**TAB B3**

**TAB B4**

FacilityName	Riverton
Date	2025

Row Labels	Actual	Budget	Actual Variance
<b>Current Patient Days</b>			
Current Medicare A Days	6,043	7,300	(1,257)
Current Medicaid & Medicaid HMO Days	27,462	26,645	817
Current Private Days	915	1,095	(180)
Current Managed Care Days	3,898	3,650	248
Current Medicaid HMO Skilled Days	219		219
Current Veterans Days	53		53
Current Bedhold Days	334		334
<b>Net Income (Loss)</b>			
Net Operating Income			
EBITDA			
EBITDAR			
EBITDARM			
<b>Revenue</b>			
Room & Board Revenue			
Current R&B Revenue			
R&B - Medicare A	4,409,735	5,365,362	(955,627)
R&B - Medicaid & Medicaid HMO	8,966,287	8,485,367	480,921
R&B - Private	528,600	613,200	(84,600)
R&B - Managed Care	1,734,063	1,405,250	328,813
R&B - Medicaid HMO Skilled	59,426		59,426
R&B - Veterans	36,159		36,159
Adjustments R&B Revenue	52,597		52,597
Room & Board Revenue Total	15,786,869	15,869,179	(82,310)
Ancillary Revenue	308,768	299,592	9,176
Medicaid Add-On	(251,954)	(288,000)	36,046
Bedhold Revenue	31,394		31,394
Other Revenue	194,008	96,000	98,008
<b>Revenue Total</b>	<b>16,069,085</b>	<b>15,976,771</b>	<b>92,315</b>
<b>Operating Expenses</b>			
Nursing Expense			
6100-001-245 Nursing Expense>Wages>CMA	83		83
6100-001-250 Nursing Expense>Wages>RN	520,012	706,072	(186,060)
6100-001-260 Nursing Expense>Wages>LPN	1,025,539	817,880	207,659
6100-001-270 Nursing Expense>Wages>CNA	1,500,992	1,643,849	(142,856)
6100-001-290 Nursing Expense>Wages>RN Supervisor	108,540	375,030	(266,490)
6100-001-295 Nursing Expense>Wages>PCA	0		0
6100-001-325 Nursing Expense>Wages>Clinical Nurse Lead	91,039	201,224	(110,186)
6100-002-250 Nursing Expense>Overtime>RN	32,622	67,603	(34,981)
6100-002-260 Nursing Expense>Overtime>LPN	165,013	78,308	86,705
6100-002-270 Nursing Expense>Overtime>CNA	291,505	157,390	134,115
6100-002-295 Nursing Expense>Overtime>PCA	140		140
6100-006-250 Nursing Expense>Orientation Pay>RN	11,190	34,236	(23,046)
6100-006-260 Nursing Expense>Orientation Pay>LPN	15,185	24,357	(9,172)
6100-006-270 Nursing Expense>Orientation Pay>CNA	14,110	19,165	(5,055)
6100-006-290 Nursing Expense>Orientation Pay>RN Supervisor	192		192
6100-006-295 Nursing Expense>Orientation Pay>PCA	246		246
6100-006-325 Nursing Expense>Orientation Pay>Clinical Nurse Lead	1,703		1,703
6100-008-250 Nursing Expense>Bonus Pay>RN	38,813	12,000	26,813
6100-008-260 Nursing Expense>Bonus Pay>LPN	45,582	18,000	27,582
6100-008-270 Nursing Expense>Bonus Pay>CNA	37,016	24,000	13,016
6100-008-325 Nursing Expense>Bonus Pay>Clinical Nurse Lead	8,550		8,550
6100-009-000 Nursing Expense>Non-Productive	3,634	59,194	(55,560)
6100-010-000 Nursing Expense>Wages>V/S	205,222	197,313	7,909
6100-022-000 Nursing Expense>Supplies	53,530	96,725	(43,195)
6100-022-150 Nursing Expense>Supplies>Other	2,238	3,869	(1,631)
6100-023-000 Nursing Expense>Repairs & Maint	2,951	6,000	(3,049)

6100-024-000 Nursing Expense>Contracted Service	2,258		2,258
6100-026-000 Nursing Expense>Forms & Printing	1,415		1,415
6100-032-000 Nursing Expense>Training & Education	3,379	6,000	(2,621)
6100-035-000 Nursing Expense>Supplements	9,207	7,738	1,469
6100-038-000 Nursing Expense>Dialysis Contracted Service	24,083		24,083
6100-040-000 Nursing Expense>Sanitation & Incineration	2,768	1,200	1,568
6100-052-000 Nursing Expense>PPE	441		441
6100-057-000 Nursing Expense>Professional Fees	6,548		6,548
6100-059-000 Nursing Expense>Clinical Services	5,400	6,000	(600)
6100-080-000 Nursing Expense>Minor Equip & Supplies	16,316	19,345	(3,029)
6100-081-000 Nursing Expense>Equip-Rental	7,555	9,673	(2,118)
6100-082-000 Nursing Expense>Software Fees	77,269	72,000	5,269
6100-089-000 Nursing Expense>Clinical Consultants	202,800	202,800	0
6100-095-000 Nursing Expense>Transportation	175,911	145,200	30,711
6100-102-000 Nursing Expense>Incontinence Supplies	46,399	38,690	7,709
<b>Nursing Expense Total</b>	<b>4,757,392</b>	<b>5,050,858</b>	<b>(293,466)</b>
<b>Nursing Admin Expense</b>			
6200-001-200 Nursing Admin Expense>Wages>Director	150,804	131,499	19,305
6200-001-210 Nursing Admin Expense>Wages>Assistant Director	83,827	85,504	(1,677)
6200-001-310 Nursing Admin Expense>Wages>Unit Manager	72,484	0	72,484
6200-001-330 Nursing Admin Expense>Wages>MDS / RNAC	107,347	115,700	(8,352)
6200-001-350 Nursing Admin Expense>Wages>Medical Records	19,190	28,250	(9,060)
6200-001-370 Nursing Admin Expense>Wages>Clinical Liaison	73,135	118,839	(45,704)
6200-001-380 Nursing Admin Expense>Wages>Staff Coordinator	53,020	56,709	(3,689)
6200-001-440 Nursing Admin Expense>Wages>Central Supply	13,493	20,403	(6,910)
6200-002-350 Nursing Admin Expense>Overtime>Medical Records	252		252
6200-002-380 Nursing Admin Expense>Overtime>Staff Coordinator	718		718
6200-002-440 Nursing Admin Expense>Overtime>Central Supply	32		32
6200-003-410 Nursing Admin Expense>1099 Pay>Medical Director	15,000	18,000	(3,000)
6200-006-350 Nursing Admin Expense>Orientation Pay>Medical Records	226		226
6200-008-200 Nursing Admin Expense>Bonus Pay>Director	71,570	24,000	47,570
6200-008-210 Nursing Admin Expense>Bonus Pay>Assistant Director	5,550		5,550
6200-008-310 Nursing Admin Expense>Bonus Pay>Unit Manager	7,129		7,129
6200-008-330 Nursing Admin Expense>Bonus Pay>MDS / RNAC	11,600		11,600
6200-008-370 Nursing Admin Expense>Bonus Pay>Clinical Liaison	14,331		14,331
6200-008-380 Nursing Admin Expense>Bonus Pay>Staff Coordinator	200		200
6200-009-000 Nursing Admin Expense>Non-Productive		10,750	(10,750)
6200-010-000 Nursing Admin Expense>Wages-V/S	58,559	35,833	22,726
6200-020-330 Nursing Admin Expense>Shared Staff>MDS / RNAC	12,673		12,673
<b>Nursing Admin Expense Total</b>	<b>771,139</b>	<b>645,486</b>	<b>125,653</b>
<b>Ancillary Expense</b>			
<b>Therapy Expense</b>			
Therapy - Medicare A	341,759	423,400	(81,641)
Therapy - Medicare B	308,813	288,357	20,455
Therapy - Medicaid	6,715	6,000	715
Therapy - HMO	182,039	153,300	28,739
Therapy - Private	516		516
Therapy - Veterans	2,032		2,032
Therapy - Rentals	17,995	12,000	5,995
<b>Inhalation Therapy Expense</b>			
6828-001-640 Inhalation Therapy Expense>Wages>Respiratory	84,511	84,771	(261)
6828-008-640 Inhalation Therapy Expense>Bonus Pay>Respiratory	300		300
6828-009-000 Inhalation Therapy Expense>Non-Productive		1,272	(1,272)
6828-010-000 Inhalation Therapy Expense>Wages-V/S	350	4,239	(3,889)
6828-022-000 Inhalation Therapy Expense>Supplies	7,065		7,065
<b>Pharmacy Expense</b>			
6812-000-000 Pharmacy Expense	225,701	273,750	(48,049)
6812-024-000 Pharmacy Expense>Contracted Service	23,911	24,000	(90)
6812-103-000 Pharmacy Expense>House	23,365	38,690	(15,325)
6812-104-000 Pharmacy Expense>Exclusions	7,225	5,475	1,750
6812-203-000 Pharmacy Expense>Private	3,205		3,205

6812-206-000 Pharmacy Expense>Veterans	91		91
6812-251-000 Pharmacy Expense>Vaccines	7,555		7,555
<b>Other Ancillary Expense</b>			
6859-053-000 Other Ancillary Expense>Oxygen	6,965	10,950	(3,985)
6859-136-000 Other Ancillary Expense>Lab	33,681	21,900	11,781
6859-137-000 Other Ancillary Expense>Radiology	8,473	16,425	(7,952)
6859-138-000 Other Ancillary Expense>Wound Care	26,940		26,940
6859-139-000 Other Ancillary Expense>Evaluations	2,765		2,765
6859-151-000 Other Ancillary Expense>IV Therapy	7,009	16,425	(9,417)
<b>Ancillary Expense Total</b>	<b>1,328,978</b>	<b>1,380,954</b>	<b>(51,976)</b>
<b>Dietary Expense</b>			
7100-001-200 Dietary Expense>Wages>Director	6,155	5,728	427
7100-001-240 Dietary Expense>Wages>Aide	23,374	21,702	1,673
7100-001-560 Dietary Expense>Wages>Supervisor		0	0
7100-001-680 Dietary Expense>Wages>Cook	10,830	9,682	1,148
7100-002-240 Dietary Expense>Overtime>Aide	304		304
7100-002-680 Dietary Expense>Overtime>Cook	219		219
7100-006-240 Dietary Expense>Orientation Pay>Aide	336		336
7100-006-680 Dietary Expense>Orientation Pay>Cook	0		0
7100-009-000 Dietary Expense>Non-Productive		557	(557)
7100-010-000 Dietary Expense>Wages-V/S	1,856	1,856	0
7100-020-660 Dietary Expense>Shared Staff>Dietician	399		399
7100-022-000 Dietary Expense>Supplies	7,066	34,821	(27,755)
7100-023-000 Dietary Expense>Repairs & Maint	10,016	3,000	7,016
7100-024-000 Dietary Expense>Contracted Service	1,020,101	1,015,387	4,715
7100-024-660 Dietary Expense>Contracted Service>Dietician	86,839	84,000	2,839
7100-035-000 Dietary Expense>Supplements	1,966	1,972	(5)
7100-036-000 Dietary Expense>Food	45,842	23,002	22,840
7100-080-000 Dietary Expense>Minor Equip & Supplies	4,566	250	4,316
7100-082-000 Dietary Expense>Software Fees	1,011		1,011
<b>Dietary Expense Total</b>	<b>1,220,880</b>	<b>1,201,955</b>	<b>18,925</b>
<b>Housekeeping Expense</b>			
7200-001-200 Housekeeping Expense>Wages>Director	71,409	80,523	(9,114)
7200-001-240 Housekeeping Expense>Wages>Aide	239,768	246,825	(7,056)
7200-001-460 Housekeeping Expense>Wages>Floor Tech	3,165		3,165
7200-002-240 Housekeeping Expense>Overtime>Aide	7,050		7,050
7200-006-240 Housekeeping Expense>Orientation Pay>Aide	0		0
7200-008-200 Housekeeping Expense>Bonus Pay>Director	200		200
7200-009-000 Housekeeping Expense>Non-Productive	965	4,910	(3,945)
7200-010-000 Housekeeping Expense>Wages-V/S	17,879	16,367	1,512
7200-022-000 Housekeeping Expense>Supplies	40,856	18,000	22,856
7200-024-000 Housekeeping Expense>Contracted Service	0	0	0
7200-080-000 Housekeeping Expense>Minor Equip & Supplies	432		432
<b>Housekeeping Expense Total</b>	<b>381,724</b>	<b>366,626</b>	<b>15,098</b>
<b>Laundry Expense</b>			
7300-001-240 Laundry Expense>Wages>Aide	46,650	91,824	(45,174)
7300-002-240 Laundry Expense>Overtime>Aide	651		651
7300-009-000 Laundry Expense>Non-Productive	134	1,377	(1,243)
7300-010-000 Laundry Expense>Wages-V/S	5,016	4,591	425
7300-022-000 Laundry Expense>Supplies	13,185	6,000	7,185
7300-023-000 Laundry Expense>Repairs & Maint	6,461		6,461
7300-037-000 Laundry Expense>Linens	12,555	8,400	4,155
7300-080-000 Laundry Expense>Minor Equip & Supplies	938		938
<b>Laundry Expense Total</b>	<b>85,588</b>	<b>112,193</b>	<b>(26,604)</b>
<b>Maintenance Expense</b>			
7400-001-200 Maintenance Expense>Wages>Director	72,327	76,589	(4,262)
7400-001-220 Maintenance Expense>Wages>Staff	49,990	46,811	3,179
7400-001-550 Maintenance Expense>Wages>Driver	40,516	41,852	(1,336)
7400-002-220 Maintenance Expense>Overtime>Staff	5,816		5,816
7400-002-550 Maintenance Expense>Overtime>Driver	3,233		3,233
7400-008-200 Maintenance Expense>Bonus Pay>Director	200		200

7400-009-000 Maintenance Expense>Non-Productive	41	2,479	(2,438)
7400-010-000 Maintenance Expense>Wages-V/S	9,051	8,263	788
7400-022-000 Maintenance Expense>Supplies	13,280	12,000	1,280
7400-023-000 Maintenance Expense>Repairs & Maint	30,732	18,000	12,732
7400-024-000 Maintenance Expense>Contracted Service	3,647	12,000	(8,353)
7400-039-000 Maintenance Expense>Apartment Turnovers	(305)		(305)
7400-040-000 Maintenance Expense>Sanitation & Incineration	23,675	6,000	17,675
7400-041-000 Maintenance Expense>Extermination	7,603	9,000	(1,397)
7400-042-000 Maintenance Expense>Snow Removal	1,426	5,000	(3,574)
7400-043-000 Maintenance Expense>Landscaping	21,930	40,800	(18,870)
7400-056-000 Maintenance Expense>Elevator	9,083		9,083
7400-080-000 Maintenance Expense>Minor Equip & Supplies	11,500	6,000	5,500
7400-082-000 Maintenance Expense>Software Fees	1,251	1,044	207
<b>Maintenance Expense Total</b>	<b>304,995</b>	<b>285,838</b>	<b>19,157</b>
<b>Activity Expense</b>			
6400-001-200 Activity Expense>Wages>Director	55,432	53,110	2,321
6400-001-240 Activity Expense>Wages>Aide	115,580	131,679	(16,099)
6400-002-240 Activity Expense>Overtime>Aide	227		227
6400-006-240 Activity Expense>Orientation Pay>Aide	829		829
6400-008-200 Activity Expense>Bonus Pay>Director	200		200
6400-008-240 Activity Expense>Bonus Pay>Aide	100		100
6400-009-000 Activity Expense>Non-Productive	35	2,772	(2,736)
6400-010-000 Activity Expense>Wages-V/S	10,094	9,239	855
6400-022-000 Activity Expense>Supplies	12,848	10,200	2,648
6400-024-000 Activity Expense>Contracted Service	4,823	6,000	(1,177)
6400-036-000 Activity Expense>Food	1,416	3,000	(1,584)
6400-054-000 Activity Expense>Barber & Beauty	9,735		9,735
6400-082-000 Activity Expense>Software Fees	11,822		11,822
<b>Activity Expense Total</b>	<b>223,142</b>	<b>216,000</b>	<b>7,141</b>
<b>Social Services Expense</b>			
6500-001-200 Social Services Expense>Wages>Director	70,258	87,240	(16,983)
6500-001-230 Social Services Expense>Wages>Assistant	6,165		6,165
6500-002-230 Social Services Expense>Overtime>Assistant	110		110
6500-006-230 Social Services Expense>Orientation Pay>Assistant	777		777
6500-008-200 Social Services Expense>Bonus Pay>Director	250		250
6500-009-000 Social Services Expense>Non-Productive		1,309	(1,309)
6500-010-000 Social Services Expense>Wages-V/S	4,780	4,362	418
<b>Social Services Expense Total</b>	<b>82,340</b>	<b>92,911</b>	<b>(10,571)</b>
<b>Telephone &amp; Utility Expense</b>			
7500-024-000 Utility Expense>Contracted Service	352		352
7500-062-000 Utility Expense>Telephone	4,043	9,000	(4,957)
7500-062-001 Utility Expense>Telephone>Other	9,477	6,000	3,477
7500-084-000 Utility Expense>Gas	38,602	30,136	8,466
7500-085-000 Utility Expense>Electric	121,068	86,585	34,483
7500-086-000 Utility Expense>Water	23,812	30,000	(6,188)
7500-087-000 Utility Expense>Cable TV	75,586	14,400	61,186
7500-099-000 Utility Expense>Sewer	16,599	18,000	(1,401)
<b>Telephone &amp; Utility Expense Total</b>	<b>289,541</b>	<b>194,121</b>	<b>95,420</b>
<b>Admin Expense</b>			
8000-001-200 Admin Expense>Wages>Director	162,096	145,980	16,116
8000-001-510 Admin Expense>Wages>Business Office	68,020	70,667	(2,647)
8000-001-515 Admin Expense>Wages>Receptionist	61,322	56,249	5,073
8000-001-520 Admin Expense>Wages>Human Resources	63,974	72,425	(8,451)
8000-002-515 Admin Expense>Overtime>Receptionist	3,794		3,794
8000-006-515 Admin Expense>Orientation Pay>Receptionist	635		635
8000-008-200 Admin Expense>Bonus Pay>Director	43,222	30,000	13,222
8000-008-510 Admin Expense>Bonus Pay>Business Office	911		911
8000-008-520 Admin Expense>Bonus Pay>Human Resources	800		800
8000-009-000 Admin Expense>Non-Productive		5,180	(5,180)
8000-010-000 Admin Expense>Wages-V/S	18,903	17,266	1,637
8000-020-210 Admin Expense>Shared Staff>Assistant Director	1,178		1,178

8000-022-000 Admin Expense>Supplies	15,293	12,000	3,293
8000-024-000 Admin Expense>Contracted Service	(35,142)	(36,000)	858
8000-027-000 Admin Expense>Seminars	196		196
8000-031-000 Admin Expense>Travel	1,592	6,000	(4,408)
8000-033-000 Admin Expense>Meals & Ent		3,000	(3,000)
8000-034-000 Admin Expense>Dues & Subscriptions	25,661	12,000	13,661
8000-057-000 Admin Expense>Professional Fees	17,782	6,000	11,782
8000-058-000 Admin Expense>Executive Fees	8,400	8,400	0
8000-060-000 Admin Expense>Fines & Penalties	50		50
8000-061-000 Admin Expense>IT Fees	1,201		1,201
8000-063-000 Admin Expense>Legal Fees	47,001	36,000	11,001
8000-064-000 Admin Expense>Accounting Fees	18,000	18,000	0
8000-065-000 Admin Expense>Background Checks	421	2,400	(1,979)
8000-067-000 Admin Expense>Recruiting	36,827	26,700	10,127
8000-069-000 Admin Expense>Licenses	1,837	1,200	637
8000-070-000 Admin Expense>Late Fees	82		82
8000-071-000 Admin Expense>Donations/Contributions	1,200	24,000	(22,800)
8000-073-000 Admin Expense>Cost Reports	7,000	7,200	(200)
8000-074-000 Admin Expense>Postage	2,546	2,400	146
8000-076-000 Admin Expense>Bank Fees	4,446	18,000	(13,554)
8000-080-000 Admin Expense>Minor Equip & Supplies	3,505	6,000	(2,495)
8000-081-000 Admin Expense>Equip-Rental	206	3,000	(2,794)
8000-082-000 Admin Expense>Software Fees	15,625	12,000	3,625
8000-082-960 Admin Expense>Software Fees>Tech C/S	21,491	18,000	3,491
8000-096-000 Admin Expense>Discounts	(1,632)		(1,632)
8000-098-000 Admin Expense>ACH/CC Fees	14,865	12,000	2,865
8000-108-000 Admin Expense>Copier	9,905	9,000	905
8000-110-000 Admin Expense>Insurance - General Liability & Other	148,264	115,200	33,064
8000-112-000 Admin Expense>Insurance - EPLI	8,317	12,000	(3,683)
8000-113-000 Admin Expense>Insurance - Surety Bond	1,200	1,560	(360)
8000-115-000 Admin Expense>Insurance - Property	47,868	51,816	(3,948)
8000-116-000 Admin Expense>Insurance - Auto	4,734	10,344	(5,610)
8000-117-000 Admin Expense>Insurance - Cyber	2,323		2,323
8000-320-000 Admin Expense>Resident Missing Items	7,580		7,580
8000-349-000 Admin Expense>Bad Debt	242,933	239,652	3,282
8000-349-152 Admin Expense>Bad Debt>Medicare A	54,754	12,000	42,754
8000-766-000 Admin Expense>RE Taxes	132,988	217,200	(84,212)
8000-950-000 Admin Expense>Contingencies	3,595		3,595
<b>Admin Expense Total</b>	<b>1,297,771</b>	<b>1,264,838</b>	<b>32,933</b>
<b>Marketing Expense</b>			
8100-001-535 Admissions Expense>Wages>Admissions Assistant	0		0
8100-001-540 Admissions Expense>Wages>Admissions	36,244	50,306	(14,063)
8100-008-540 Admissions Expense>Bonus Pay>Admissions		6,000	(6,000)
8100-009-000 Admissions Expense>Non-Productive		755	(755)
8100-010-000 Admissions Expense>Wages-V/S	2,759	2,515	244
8100-020-540 Admissions Expense>Shared Staff>Admissions	5,058		5,058
8100-020-585 Admissions Expense>Shared Staff>Director of Business Development	9,827		9,827
8100-026-000 Admissions Expense>Forms & Printing	9,029	3,600	5,429
8100-031-000 Admissions Expense>Travel	4,134		4,134
8100-068-000 Admissions Expense>Advertising	37,186	12,000	25,186
8100-082-000 Admissions Expense>Software Fees	9,749	6,000	3,749
8100-231-000 Admissions Expense>SEO & Collateral Contract	4,957	3,000	1,957
8100-232-000 Admissions Expense>Spend Down	14,755	12,000	2,755
8100-233-000 Admissions Expense>Executive	22,179	12,000	10,179
<b>Marketing Expense Total</b>	<b>155,877</b>	<b>108,176</b>	<b>47,701</b>
<b>Employee Benefits Expense</b>			
8700-017-000 Employee Benefits Expense>Workers Comp	132,536	100,812	31,724
8700-019-120 Employee Benefits Expense>PR Taxes>Fica	459,043	478,326	(19,283)
8700-019-130 Employee Benefits Expense>PR Taxes>SUI	40,842	33,754	7,088
8700-019-140 Employee Benefits Expense>PR Taxes>FUI	5,052	7,282	(2,230)
8700-020-000 Employee Benefits Expense>Shared Staff	5,827		5,827

8700-029-000 Employee Benefits Expense>Uniforms	13,601	9,000	4,601
8700-032-000 Employee Benefits Expense>Training & Education	491		491
8700-065-000 Employee Benefits Expense>Background Checks	7,444		7,444
8700-095-000 Employee Benefits Expense>Transportation	1,792		1,792
8700-704-000 Employee Benefits Expense>401K Employer Match	11,895	6,000	5,895
8700-743-000 Employee Benefits Expense>Life Insurance	9,471	9,600	(129)
8700-753-000 Employee Benefits Expense>Employee Physicals	95		95
8700-757-000 Employee Benefits Expense>Health Insurance	141,306	168,000	(26,694)
8700-900-000 Employee Benefits Expense>Dental Insurance	(1,332)	4,800	(6,132)
8700-901-000 Employee Benefits Expense>Vision Insurance	(185)	1,800	(1,985)
8700-950-000 Employee Benefits Expense>Contingencies	(1,712)		(1,712)
<b>Employee Benefits Expense Total</b>	<b>826,167</b>	<b>819,374</b>	<b>6,793</b>
<b>Employee Perquisite Expense</b>			
8750-018-000 Employee Perquisite Expense>Holiday Parties	15,477	12,715	2,762
8750-232-000 Employee Perquisite Expense>Spend Down	3,912	6,000	(2,088)
8750-235-000 Employee Perquisite Expense>Gift Cards	14,000	4,200	9,800
8750-236-000 Employee Perquisite Expense>Employee Appreciation Food	10,812	7,200	3,612
8750-237-000 Employee Perquisite Expense>Employee Experience	20,895	6,000	14,895
<b>Employee Perquisite Expense Total</b>	<b>65,096</b>	<b>36,115</b>	<b>28,981</b>
<b>Operating Expenses Total</b>	<b>11,790,630</b>	<b>11,775,445</b>	<b>15,185</b>
<b>EBITDARM Total</b>	<b>4,278,455</b>	<b>4,201,325</b>	<b>77,130</b>
Consulting Fees	776,962	755,806	21,155
Rent	960,000	960,000	0
<b>Net Operating Income Total</b>	<b>2,541,494</b>	<b>2,485,519</b>	<b>55,975</b>
Capex Items	59,535		59,535
Other Adjustments - Non-Operating	1,383,885		1,383,885





8000-064-000 Admin Expense>Accounting Fees	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	18,000	0.5	18,000	0.5
8000-065-000 Admin Expense>Background Checks	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	2,400	0.1	2,400	0.1
8000-067-000 Admin Expense>Recruiting	2,400	0.7	2,400	0.8	2,400	0.7	2,400	0.8	2,400	0.7	2,400	0.8	2,400	0.7	2,400	0.8	2,400	0.7	28,800	0.7	28,800	0.7
8000-069-000 Admin Expense>Licenses	100	0.0	100	0.0	100	0.0	100	0.0	100	0.0	100	0.0	100	0.0	100	0.0	100	0.0	1,200	0.0	1,200	0.0
8000-071-000 Admin Expense>Donations/Contributions	2,000	0.6	2,000	0.7	2,000	0.6	2,000	0.6	2,000	0.6	2,000	0.6	2,000	0.6	2,000	0.6	2,000	0.6	24,000	0.6	24,000	0.6
8000-073-000 Admin Expense>Cost Reports	600	0.2	600	0.2	600	0.2	600	0.2	600	0.2	600	0.2	600	0.2	600	0.2	600	0.2	7,200	0.2	7,200	0.2
8000-074-000 Admin Expense>Postage	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	2,400	0.1	2,400	0.1
8000-076-000 Admin Expense>Bank Fees	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	18,000	0.5	18,000	0.5
8000-080-000 Admin Expense>Minor Equip & Supplies	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	6,000	0.2	6,000	0.2
8000-081-000 Admin Expense>Equip-Rental	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	3,000	0.1	3,000	0.1
8000-082-000 Admin Expense>Software Fees	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	12,000	0.3	12,000	0.3
8000-082-960 Admin Expense>Software Fees>Tech C/S	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	18,000	0.5	18,000	0.5
8000-098-000 Admin Expense>ACH/CC Fees	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	12,000	0.3	12,000	0.3
8000-108-000 Admin Expense>Copier	750	0.2	750	0.3	750	0.2	750	0.2	750	0.2	750	0.2	750	0.2	750	0.2	750	0.2	9,000	0.2	9,000	0.2
8000-110-000 Admin Expense>Insurance - General Liability & Other	13,600	4.1	13,600	4.6	13,600	4.1	13,600	4.3	13,600	4.1	13,600	4.3	13,600	4.1	13,600	4.1	13,600	4.3	163,200	4.2	163,200	4.2
8000-112-000 Admin Expense>Insurance - EPLI	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	12,000	0.3	12,000	0.3
8000-113-000 Admin Expense>Insurance - Surety Bond	130	0.0	130	0.0	130	0.0	130	0.0	130	0.0	130	0.0	130	0.0	130	0.0	130	0.0	1,560	0.0	1,560	0.0
8000-115-000 Admin Expense>Insurance - Property	4,318	1.3	4,318	1.5	4,318	1.3	4,318	1.4	4,318	1.3	4,318	1.4	4,318	1.3	4,318	1.4	4,318	1.3	51,816	1.3	51,816	1.3
8000-116-000 Admin Expense>Insurance - Auto	862	0.3	862	0.3	862	0.3	862	0.3	862	0.3	862	0.3	862	0.3	862	0.3	862	0.3	10,344	0.3	10,344	0.3
8000-349-000 Admin Expense>Bad Debt	20,844	6.3	18,803	6.3	20,844	6.3	20,428	6.4	21,117	6.4	20,428	6.4	21,117	6.4	20,428	6.4	21,117	6.4	247,784	6.4	247,784	6.4
8000-349-152 Admin Expense>Bad Debt>Medicare A	11,160	3.4	10,080	3.4	11,160	3.4	11,340	3.6	11,718	3.6	11,340	3.6	11,718	3.6	11,340	3.6	11,718	3.6	136,350	3.5	136,350	3.5
8000-766-000 Admin Expense>RE Taxes	11,100	3.4	11,100	3.7	11,100	3.4	11,100	3.5	11,100	3.4	11,100	3.5	11,100	3.4	11,100	3.5	11,100	3.4	133,200	3.4	133,200	3.4
Admin Expense Total	114,260	34.8	109,005	36.7	115,042	35.0	114,806	36.1	114,415	34.8	114,806	36.1	117,331	35.7	114,415	34.8	114,806	36.1	1,375,437	35.6	1,375,437	35.6
Marketing Expense																						
8100-001-540 Admissions Expense>Wages>Admissions	4,231	1.3	3,943	1.3	4,337	1.3	4,337	1.4	4,140	1.3	4,337	1.4	4,534	1.4	4,140	1.3	4,337	1.3	51,345	1.3	51,345	1.3
8100-008-540 Admissions Expense>Bonus Pay>Admissions	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	6,000	0.2	6,000	0.2
8100-009-000 Admissions Expense>Non-Productive	63	0.0	59	0.0	65	0.0	65	0.0	62	0.0	65	0.0	68	0.0	62	0.0	65	0.0	770	0.0	770	0.0
8100-010-000 Admissions Expense>Wages>VIS	212	0.1	197	0.1	217	0.1	217	0.1	207	0.1	217	0.1	227	0.1	207	0.1	217	0.1	2,567	0.1	2,567	0.1
8100-026-000 Admissions Expense>Forms & Printing	300	0.1	300	0.1	300	0.1	300	0.1	300	0.1	300	0.1	300	0.1	300	0.1	300	0.1	3,600	0.1	3,600	0.1
8100-068-000 Admissions Expense>Advertising	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	12,000	0.3	12,000	0.3
8100-082-000 Admissions Expense>Software Fees	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	6,000	0.2	6,000	0.2
8100-231-000 Admissions Expense>SEO & Collateral Contract	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	3,000	0.1	3,000	0.1
8100-232-000 Admissions Expense>Spend Down	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	1,500	0.5	18,000	0.5	18,000	0.5
8100-233-000 Admissions Expense>Executive	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	1,000	0.3	12,000	0.3	12,000	0.3
Marketing Expense Total	9,556	2.9	9,249	3.1	9,669	2.9	9,669	3.0	9,459	2.9	9,669	3.0	9,879	3.0	9,459	2.9	9,669	3.0	115,282	3.0	115,282	3.0
Employee Benefits Expense																						
8700-017-000 Employee Benefits Expense>Workers Comp	10,500	3.2	10,500	3.5	10,500	3.2	10,500	3.3	10,500	3.2	10,500	3.3	10,500	3.2	10,500	3.3	10,500	3.2	126,000	3.3	126,000	3.3
8700-019-120 Employee Benefits Expense>PR Taxes>Fica	40,150	12.2	37,341	12.6	41,116	12.5	40,224	12.6	40,566	12.3	40,224	12.6	41,666	12.7	40,566	12.3	40,224	12.6	484,531	12.5	484,531	12.5
8700-019-130 Employee Benefits Expense>PR Taxes>SUI	15,745	4.8	14,644	4.9	16,124	4.9	15,774	5.0	15,908	4.8	15,774	5.0	10,348	3.1	10,075	3.1	9,990	3.1	10,348	3.1	154,796	4.0
8700-019-140 Employee Benefits Expense>PR Taxes>FUI	3,149	1.0	2,929	1.0	3,225	1.0	1,577	0.5	1,591	0.5	1,577	0.5	1,089	0.3	1,061	0.3	537	0.2	545	0.2	18,850	0.5
8700-029-000 Employee Benefits Expense>Uniforms	750	0.2	750	0.3	750	0.2	750	0.2	750	0.2	750	0.2	750	0.2	750	0.2	750	0.2	9,000	0.2	9,000	0.2
8700-704-000 Employee Benefits Expense>401K Employer Match	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	500	0.2	6,000	0.2	6,000	0.2
8700-743-000 Employee Benefits Expense>Life Insurance	800	0.2	800	0.3	800	0.2	800	0.3	800	0.2	800	0.3	800	0.2	800	0.3	800	0.2	9,600	0.2	9,600	0.2
8700-757-000 Employee Benefits Expense>Health Insurance	14,000	4.3	14,000	4.7	14,000	4.3	14,000	4.4	14,000	4.3	14,000	4.4	14,000	4.3	14,000	4.4	14,000	4.3	168,000	4.3	168,000	4.3
8700-900-000 Employee Benefits Expense>Dental Insurance	400	0.1	400	0.1	400	0.1	400	0.1	400	0.1	400	0.1	400	0.1	400	0.1	400	0.1	4,800	0.1	4,800	0.1
8700-901-000 Employee Benefits Expense>Vision Insurance	150	0.0	150	0.1	150	0.0	150	0.0	150	0.0	150	0.0	150	0.0	150	0.0	150	0.0	1,800	0.0	1,800	0.0
Employee Benefits Expense Total	86,143	26.2	82,013	27.6	87,564	26.6	84,676	26.6	85,165	25.9	84,676	26.6	80,203	24.4	78,801	24.0	78,366	24.6	983,378	25.4	983,378	25.4
Employee Perquisite Expense	3,215	1.0	3,215	1.1	3,215	1.0	3,215	1.0	3,215	1.0	3,215	1.0	3,215	1.0	3,215	1.0	3,215	1.0	4,950	1.5	40,315	1.0
Operating Expenses Total	1,029,652	313.3	962,672	324.4	1,044,304	317.8	1,022,115	321.4	1,036,705	315.5	1,022,115	321.4	1,048,334	319.0	1,033,142	314.4	1,018,606	320.3	1,037,001	315.6	1,008,291	317.1
EBITDARM Total	359,930	109.5	290,886	98.0	345,277	105.1	339,724	106.8	371,062	112.9	339,724	106.8	359,433	109.4	374,625	114.0	343,233	107.9	370,766	112.8	353,548	111.2
Consulting Fees	64,775	19.7	56,613	19.1	64,775	19.7	63,110	19.8	65,866	20.0	63,110	19.8	65,866	20.0	65,866	20.0	63,110	19.8	65,866	20.0	767,935	19.8
EBITDA Total	295,155	89.8	234,272	78.9	280,503	85.4	276,613	87.0	305,196	92.9	276,613	87.0	293,567	89.3	308,759	94.0	280,123	88.1	304,900	92.8	290,437	91.3
Rent	90,000	27.4	90,000	30.3	90,000	27.4	90,000	28.3	90,000	27.4	90,000	28.3	90,000	27.4	90,000	27.4	90,000	28.3	90,000	27.4	1,080,000	27.9
EBITDA Total	205,155	62.4	144,272	48.6	190,503	58.0	186,613	58.7	215,196	65.5	186,613	58.7	203,567	61.9	218,759	66.6	190,123	59.8	214,900	65.4	200,437	63.0
Net Operating Income Total	205,155	62.4	144,272	48.6	190,503	58.0	186,613	58.7	215,196	65.5	186,613	58.7	203,567	61.9	218,759	66.6	190,123	59.8	214,900	65.4	200,437	63.0
Net Income (Loss) Total	205,155	62.4	144,272	48.6	190,503	58.0	186,613	58.7	215,196	65.5	186,613	58.7	203,567</									

FacilityName	Riverton PC
Date	2025

Row Labels	Actual	Budget	Actual Variance
<b>Current Patient Days</b>			
Current Private Days	18,385	22,881	(4,496)
Current Bedhold Days	1,268		1,268
<b>Net Income (Loss)</b>			
Net Operating Income			
<b>EBITDA</b>			
<b>EBITDAR</b>			
<b>EBITDARM</b>			
<b>Revenue</b>			
Room & Board Revenue			
Current R&B Revenue			
R&B - Private	2,310,426	2,974,530	(664,104)
Adjustments R&B Revenue	(7,982)		(7,982)
Room & Board Revenue Total	2,302,444	2,974,530	(672,086)
Ancillary Revenue	90,240	120,000	(29,760)
Bedhold Revenue	163,235		163,235
Other Revenue	96,405	60,000	36,405
Revenue>LOC Revenue	448,257	454,000	(5,743)
<b>Revenue Total</b>	<b>3,100,581</b>	<b>3,608,530</b>	<b>(507,949)</b>
<b>Operating Expenses</b>			
Nursing Expense			
6100-001-245 Nursing Expense>Wages>CMA	214,661	146,510	68,152
6100-001-260 Nursing Expense>Wages>LPN		91,969	(91,969)
6100-001-270 Nursing Expense>Wages>CNA	20,693	0	20,693
6100-001-285 Nursing Expense>Wages>Concierge	13,910	42,196	(28,286)
6100-001-295 Nursing Expense>Wages>PCA	188,399	187,647	752
6100-002-245 Nursing Expense>Overtime>CMA	12,063		12,063
6100-002-260 Nursing Expense>Overtime>LPN		1,393	(1,393)
6100-002-270 Nursing Expense>Overtime>CNA	2,089	0	2,089
6100-002-285 Nursing Expense>Overtime>Concierge	306		306
6100-002-295 Nursing Expense>Overtime>PCA	4,180	10,209	(6,029)
6100-006-245 Nursing Expense>Orientation Pay>CMA	2,757	15,605	(12,847)
6100-006-260 Nursing Expense>Orientation Pay>LPN		0	0
6100-006-270 Nursing Expense>Orientation Pay>CNA	60		60
6100-006-295 Nursing Expense>Orientation Pay>PCA	9,647	15,250	(5,604)
6100-008-245 Nursing Expense>Bonus Pay>CMA	715		715
6100-008-260 Nursing Expense>Bonus Pay>LPN		2,400	(2,400)
6100-008-270 Nursing Expense>Bonus Pay>CNA	1,530		1,530
6100-008-295 Nursing Expense>Bonus Pay>PCA	468		468
6100-009-000 Nursing Expense>Non-Productive	197	7,141	(6,944)
6100-010-000 Nursing Expense>Wages>V/S	11,923	14,282	(2,359)
6100-022-000 Nursing Expense>Supplies	3,225	1,200	2,025
6100-023-000 Nursing Expense>Repairs & Maint	1,526		1,526
6100-026-000 Nursing Expense>Forms & Printing	19		19
6100-032-000 Nursing Expense>Training & Education	4,399	3,000	1,399
6100-040-000 Nursing Expense>Sanitation & Incineration		1,800	(1,800)
6100-080-000 Nursing Expense>Minor Equip & Supplies	5,035	2,288	2,747
6100-081-000 Nursing Expense>Equip-Rental	437		437
6100-082-000 Nursing Expense>Software Fees	33,776	30,000	3,776
6100-089-000 Nursing Expense>Clinical Consultants	49,200	49,200	0
6100-095-000 Nursing Expense>Transportation	3,253	2,400	853
6100-102-000 Nursing Expense>Incontinence Supplies	1,554	1,200	354
<b>Nursing Expense Total</b>	<b>586,020</b>	<b>625,689</b>	<b>(39,669)</b>
<b>Nursing Admin Expense</b>			
6200-001-200 Nursing Admin Expense>Wages>Director	68,479	81,143	(12,664)
6200-003-410 Nursing Admin Expense>1099 Pay>Medical Director	9,000	9,000	0
6200-008-200 Nursing Admin Expense>Bonus Pay>Director	500	12,000	(11,500)

6200-009-000 Nursing Admin Expense>Non-Productive		2,434	(2,434)
6200-010-000 Nursing Admin Expense>Wages-V/S	7,283	4,869	2,414
<b>Nursing Admin Expense Total</b>	<b>85,262</b>	<b>109,446</b>	<b>(24,184)</b>
<b>Ancillary Expense</b>			
<b>Therapy Expense</b>			
Therapy - Medicare B	50,762	84,000	(33,238)
Therapy - Rentals	3,387		3,387
<b>Pharmacy Expense</b>			
6812-024-000 Pharmacy Expense>Contracted Service	910		910
6812-103-000 Pharmacy Expense>House	8		8
<b>Other Ancillary Expense</b>			
6859-136-000 Other Ancillary Expense>Lab	273		273
6859-138-000 Other Ancillary Expense>Wound Care	10		10
<b>Ancillary Expense Total</b>	<b>55,350</b>	<b>84,000</b>	<b>(28,650)</b>
<b>Dietary Expense</b>			
7100-001-200 Dietary Expense>Wages>Director	5,046		5,046
7100-001-240 Dietary Expense>Wages>Aide	11,076	13,643	(2,567)
7100-001-560 Dietary Expense>Wages>Supervisor	2,431	3,104	(673)
7100-001-680 Dietary Expense>Wages>Cook	3,499	9,424	(5,925)
7100-002-240 Dietary Expense>Overtime>Aide	1,009		1,009
7100-002-560 Dietary Expense>Overtime>Supervisor	186		186
7100-002-680 Dietary Expense>Overtime>Cook	251		251
7100-006-240 Dietary Expense>Orientation Pay>Aide	763		763
7100-009-000 Dietary Expense>Non-Productive		393	(393)
7100-010-000 Dietary Expense>Wages-V/S	785	785	(0)
7100-022-000 Dietary Expense>Supplies	2,930	20,593	(17,663)
7100-023-000 Dietary Expense>Repairs & Maint	2,026		2,026
7100-024-000 Dietary Expense>Contracted Service	178,023	212,517	(34,494)
7100-035-000 Dietary Expense>Supplements	0	0	0
7100-036-000 Dietary Expense>Food	12,705	13,485	(780)
7100-080-000 Dietary Expense>Minor Equip & Supplies	1,726		1,726
7100-082-000 Dietary Expense>Software Fees	464	75	389
<b>Dietary Expense Total</b>	<b>222,919</b>	<b>274,018</b>	<b>(51,100)</b>
<b>Housekeeping Expense</b>			
7200-001-240 Housekeeping Expense>Wages>Aide	34,973	24,431	10,542
7200-002-240 Housekeeping Expense>Overtime>Aide	125		125
7200-009-000 Housekeeping Expense>Non-Productive	258	366	(108)
7200-010-000 Housekeeping Expense>Wages-V/S	1,086	733	353
7200-022-000 Housekeeping Expense>Supplies	4,445	2,400	2,045
7200-024-000 Housekeeping Expense>Contracted Service	0	0	0
<b>Housekeeping Expense Total</b>	<b>40,887</b>	<b>27,930</b>	<b>12,957</b>
<b>Laundry Expense</b>			
7300-001-240 Laundry Expense>Wages>Aide	7,370		7,370
7300-006-240 Laundry Expense>Orientation Pay>Aide	78		78
7300-022-000 Laundry Expense>Supplies	114	1,200	(1,086)
7300-023-000 Laundry Expense>Repairs & Maint	410		410
7300-037-000 Laundry Expense>Linens	2,313	1,200	1,113
7300-080-000 Laundry Expense>Minor Equip & Supplies	84		84
<b>Laundry Expense Total</b>	<b>10,369</b>	<b>2,400</b>	<b>7,969</b>
<b>Maintenance Expense</b>			
7400-001-220 Maintenance Expense>Wages>Staff	39,716	48,504	(8,788)
7400-002-220 Maintenance Expense>Overtime>Staff	1,251		1,251
7400-009-000 Maintenance Expense>Non-Productive		728	(728)
7400-010-000 Maintenance Expense>Wages-V/S	2,175	1,455	720
7400-022-000 Maintenance Expense>Supplies	8,342	6,000	2,342
7400-023-000 Maintenance Expense>Repairs & Maint	9,355	12,000	(2,645)
7400-024-000 Maintenance Expense>Contracted Service	42,224	60,000	(17,776)
7400-039-000 Maintenance Expense>Apartment Turnovers	16,955	12,000	4,955
7400-040-000 Maintenance Expense>Sanitation & Incineration	7,435		7,435
7400-041-000 Maintenance Expense>Extermination	3,215	1,200	2,015
7400-042-000 Maintenance Expense>Snow Removal	427	1,000	(573)

7400-043-000 Maintenance Expense>Landscaping	11,809	9,600	2,209
7400-044-000 Maintenance Expense>Fire Drill	800	1,200	(400)
7400-056-000 Maintenance Expense>Elevator	4,192		4,192
7400-080-000 Maintenance Expense>Minor Equip & Supplies	4,422	3,000	1,422
7400-082-000 Maintenance Expense>Software Fees	1,251	1,200	51
<b>Maintenance Expense Total</b>	<b>153,570</b>	<b>157,887</b>	<b>(4,317)</b>
<b>Activity Expense</b>			
6400-001-200 Activity Expense>Wages>Director	42,746	55,783	(13,037)
6400-001-240 Activity Expense>Wages>Aide		0	0
6400-008-200 Activity Expense>Bonus Pay>Director	200		200
6400-009-000 Activity Expense>Non-Productive		837	(837)
6400-010-000 Activity Expense>Wages-V/S	3,433	1,673	1,760
6400-022-000 Activity Expense>Supplies	5,977	4,200	1,777
6400-024-000 Activity Expense>Contracted Service	5,135	4,200	935
6400-036-000 Activity Expense>Food	1,515	1,800	(285)
6400-054-000 Activity Expense>Barber & Beauty	15,883		15,883
6400-082-000 Activity Expense>Software Fees	3,960	4,800	(840)
<b>Activity Expense Total</b>	<b>78,850</b>	<b>73,293</b>	<b>5,556</b>
<b>Telephone &amp; Utility Expense</b>			
7500-024-000 Utility Expense>Contracted Service	160		160
7500-062-000 Utility Expense>Telephone	1,490	3,000	(1,510)
7500-062-001 Utility Expense>Telephone>Other	3,426	3,000	426
7500-084-000 Utility Expense>Gas	20,797	12,000	8,797
7500-085-000 Utility Expense>Electric	65,190	48,000	17,190
7500-086-000 Utility Expense>Water	12,822	18,000	(5,178)
7500-087-000 Utility Expense>Cable TV	40,700	36,000	4,700
7500-099-000 Utility Expense>Sewer	8,939	12,000	(3,061)
<b>Telephone &amp; Utility Expense Total</b>	<b>153,525</b>	<b>132,000</b>	<b>21,525</b>
<b>Admin Expense</b>			
8000-001-200 Admin Expense>Wages>Director	81,577	131,293	(49,716)
8000-001-515 Admin Expense>Wages>Receptionist	22,951		22,951
8000-002-515 Admin Expense>Overtime>Receptionist	648		648
8000-008-200 Admin Expense>Bonus Pay>Director	500	15,000	(14,500)
8000-008-515 Admin Expense>Bonus Pay>Receptionist	100		100
8000-009-000 Admin Expense>Non-Productive		1,969	(1,969)
8000-010-000 Admin Expense>Wages-V/S	6,089	3,939	2,150
8000-022-000 Admin Expense>Supplies	1,630	3,000	(1,370)
8000-024-000 Admin Expense>Contracted Service	36,036	36,000	36
8000-027-000 Admin Expense>Seminars	196		196
8000-031-000 Admin Expense>Travel	1,087	1,200	(113)
8000-034-000 Admin Expense>Dues & Subscriptions	1,876		1,876
8000-057-000 Admin Expense>Professional Fees	4,121	18,000	(13,879)
8000-058-000 Admin Expense>Executive Fees	4,800	4,800	0
8000-063-000 Admin Expense>Legal Fees	12,353	6,000	6,353
8000-064-000 Admin Expense>Accounting Fees	14,150	14,400	(250)
8000-065-000 Admin Expense>Background Checks	421	1,200	(779)
8000-067-000 Admin Expense>Recruiting	33,775	18,000	15,775
8000-069-000 Admin Expense>Licenses	780	1,200	(420)
8000-070-000 Admin Expense>Late Fees	72		72
8000-071-000 Admin Expense>Donations/Contributions		18,000	(18,000)
8000-074-000 Admin Expense>Postage	444	1,200	(756)
8000-076-000 Admin Expense>Bank Fees	2,124	12,000	(9,876)
8000-080-000 Admin Expense>Minor Equip & Supplies	875	1,200	(325)
8000-081-000 Admin Expense>Equip-Rental	131	1,200	(1,069)
8000-082-000 Admin Expense>Software Fees	17,073	14,400	2,673
8000-082-960 Admin Expense>Software Fees>Tech C/S	0		0
8000-098-000 Admin Expense>ACH/CC Fees	5,370	6,000	(630)
8000-108-000 Admin Expense>Copier	1,120	1,200	(80)
8000-110-000 Admin Expense>Insurance - General Liability & Other	60,962	31,200	29,762
8000-112-000 Admin Expense>Insurance - EPLI	4,478	4,320	158
8000-115-000 Admin Expense>Insurance - Property	28,083	24,000	4,083

8000-116-000 Admin Expense>Insurance - Auto	2,549		2,549
8000-117-000 Admin Expense>Insurance - Cyber	1,106		1,106
8000-118-000 Admin Expense>Insurance - Director & Officers		4,200	(4,200)
8000-349-000 Admin Expense>Bad Debt	15,548	18,043	(2,494)
8000-766-000 Admin Expense>RE Taxes	121,216	120,000	1,216
<b>Admin Expense Total</b>	<b>484,244</b>	<b>512,964</b>	<b>(28,719)</b>
<b>Marketing Expense</b>			
8100-001-580 Admissions Expense>Wages>Director of Community Relations	62,788	94,941	(32,153)
8100-008-580 Admissions Expense>Bonus Pay>Director of Community Relations	17,363		17,363
8100-009-000 Admissions Expense>Non-Productive		1,424	(1,424)
8100-010-000 Admissions Expense>Wages-V/S	4,258	2,848	1,410
8100-020-580 Admissions Expense>Shared Staff>Director of Community Relations	1,500		1,500
8100-026-000 Admissions Expense>Forms & Printing	1,853	2,400	(547)
8100-031-000 Admissions Expense>Travel	137		137
8100-068-000 Admissions Expense>Advertising	1,020	12,000	(10,980)
8100-082-000 Admissions Expense>Software Fees	11,690	12,000	(310)
8100-231-000 Admissions Expense>SEO & Collateral Contract	4,209	6,900	(2,691)
8100-232-000 Admissions Expense>Spend Down	69,702	12,000	57,702
8100-233-000 Admissions Expense>Executive	19,311	12,000	7,311
<b>Marketing Expense Total</b>	<b>193,831</b>	<b>156,513</b>	<b>37,317</b>
<b>Employee Benefits Expense</b>			
8700-017-000 Employee Benefits Expense>Workers Comp	27,163	16,176	10,987
8700-019-120 Employee Benefits Expense>PR Taxes>Fica	70,885	83,517	(12,632)
8700-019-130 Employee Benefits Expense>PR Taxes>SUI	11,627	9,466	2,161
8700-019-140 Employee Benefits Expense>PR Taxes>FUI	1,808	2,129	(322)
8700-020-000 Employee Benefits Expense>Shared Staff	300		300
8700-029-000 Employee Benefits Expense>Uniforms	2,447	2,400	47
8700-032-000 Employee Benefits Expense>Training & Education	151		151
8700-095-000 Employee Benefits Expense>Transportation	980		980
8700-704-000 Employee Benefits Expense>401K Employer Match		6,000	(6,000)
8700-743-000 Employee Benefits Expense>Life Insurance		1,800	(1,800)
8700-757-000 Employee Benefits Expense>Health Insurance	49,106	6,000	43,106
8700-900-000 Employee Benefits Expense>Dental Insurance	0	2,400	(2,400)
8700-901-000 Employee Benefits Expense>Vision Insurance	0	1,200	(1,200)
8700-950-000 Employee Benefits Expense>Contingencies	845		845
<b>Employee Benefits Expense Total</b>	<b>165,312</b>	<b>131,088</b>	<b>34,224</b>
<b>Employee Perquisite Expense</b>			
8750-018-000 Employee Perquisite Expense>Holiday Parties	7,800	12,715	(4,915)
8750-232-000 Employee Perquisite Expense>Spend Down	1,013	6,000	(4,987)
8750-235-000 Employee Perquisite Expense>Gift Cards	3,536	3,000	536
8750-236-000 Employee Perquisite Expense>Employee Appreciation Food	5,577	3,000	2,577
8750-237-000 Employee Perquisite Expense>Employee Experience	7,057	6,000	1,057
<b>Employee Perquisite Expense Total</b>	<b>24,984</b>	<b>30,715</b>	<b>(5,731)</b>
<b>Operating Expenses Total</b>	<b>2,255,122</b>	<b>2,317,945</b>	<b>(62,823)</b>
<b>EBITDARM Total</b>	<b>845,459</b>	<b>1,290,585</b>	<b>(445,126)</b>
Consulting Fees	136,835	167,312	(30,477)
Rent	516,000	516,000	0
<b>Net Operating Income Total</b>	<b>192,624</b>	<b>607,274</b>	<b>(414,649)</b>
Capex Items	26,411		26,411
Other Adjustments - Non-Operating	25,920		25,920

Facility Riverton PC

Row Labels	Column Labels																								2026 Budget	2026 PPD	Total Budget	Total PPD
	2026-01		2026-02		2026-03		2026-04		2026-05		2026-06		2026-07		2026-08		2026-09		2026-10		2026-11		2026-12					
	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD	Budget	PPD				
Current Patient Days																												
Current Private Days	1,643	53.0	1,484	53.0	1,736	56.0	1,680	56.0	1,829	59.0	1,770	59.0	1,829	59.0	1,953	63.0	1,890	63.0	2,077	67.0	2,010	67.0	2,077	67.0	21,978	60.2	21,978	60.2
Current Patient Days Total	1,643	53.0	1,484	53.0	1,736	56.0	1,680	56.0	1,829	59.0	1,770	59.0	1,829	59.0	1,953	63.0	1,890	63.0	2,077	67.0	2,010	67.0	2,077	67.0	21,978	60.2	21,978	60.2
Net Income (Loss)																												
Net Operating Income																												
EBITDA																												
EBITDARM																												
Revenue																												
Room & Board Revenue																												
Current R&B Revenue																												
R&B - Private	213,590	130.0	192,920	130.0	225,680	130.0	218,400	130.0	237,770	130.0	230,100	130.0	237,770	130.0	253,890	130.0	245,700	130.0	270,010	130.0	261,300	130.0	270,010	130.0	2,857,140	130.0	2,857,140	130.0
<b>Current R&amp;B Revenue Total</b>	<b>213,590</b>	<b>130.0</b>	<b>192,920</b>	<b>130.0</b>	<b>225,680</b>	<b>130.0</b>	<b>218,400</b>	<b>130.0</b>	<b>237,770</b>	<b>130.0</b>	<b>230,100</b>	<b>130.0</b>	<b>237,770</b>	<b>130.0</b>	<b>253,890</b>	<b>130.0</b>	<b>245,700</b>	<b>130.0</b>	<b>270,010</b>	<b>130.0</b>	<b>261,300</b>	<b>130.0</b>	<b>270,010</b>	<b>130.0</b>	<b>2,857,140</b>	<b>130.0</b>	<b>2,857,140</b>	<b>130.0</b>
Room & Board Revenue Total	213,590	130.0	192,920	130.0	225,680	130.0	218,400	130.0	237,770	130.0	230,100	130.0	237,770	130.0	253,890	130.0	245,700	130.0	270,010	130.0	261,300	130.0	270,010	130.0	2,857,140	130.0	2,857,140	130.0
Ancillary Revenue	10,000	6.1	10,000	6.7	10,000	5.8	10,000	6.0	10,000	5.5	10,000	5.6	10,000	5.5	10,000	5.1	10,000	5.3	10,000	4.8	10,000	5.0	10,000	4.8	120,000	5.5	120,000	5.5
Other Revenue	5,000	3.0	5,000	3.4	5,000	2.9	5,000	3.0	5,000	2.7	5,000	2.8	5,000	2.7	5,000	2.6	5,000	2.6	5,000	2.4	5,000	2.5	5,000	2.4	60,000	2.7	60,000	2.7
Revenue>LOC Revenue	39,432	24.0	35,616	24.0	41,664	24.0	40,320	24.0	43,896	24.0	42,480	24.0	43,896	24.0	46,872	24.0	45,360	24.0	49,848	24.0	48,240	24.0	49,848	24.0	527,472	24.0	527,472	24.0
<b>Revenue Total</b>	<b>268,022</b>	<b>163.1</b>	<b>243,536</b>	<b>164.1</b>	<b>282,344</b>	<b>162.6</b>	<b>273,720</b>	<b>162.9</b>	<b>296,666</b>	<b>162.2</b>	<b>287,580</b>	<b>162.5</b>	<b>296,666</b>	<b>162.2</b>	<b>315,762</b>	<b>161.7</b>	<b>306,060</b>	<b>161.9</b>	<b>334,858</b>	<b>161.2</b>	<b>324,540</b>	<b>161.5</b>	<b>334,858</b>	<b>161.2</b>	<b>3,564,612</b>	<b>162.2</b>	<b>3,564,612</b>	<b>162.2</b>
Operating Expenses																												
Nursing Expense																												
6100-001-245 Nursing Expense>Wages>CMA	16,939	10.3	15,669	10.6	17,348	10.0	16,788	10.0	17,348	9.5	16,788	9.5	17,348	9.5	17,348	8.9	16,788	8.9	17,348	8.4	16,788	8.4	17,348	8.4	203,849	9.3	203,849	9.3
6100-001-260 Nursing Expense>Wages>LPN	7,918	4.8	7,322	4.9	8,107	4.7	7,845	4.7	8,107	4.4	7,845	4.4	8,107	4.4	8,107	4.2	7,845	4.2	8,107	3.9	7,845	3.9	8,107	3.9	95,262	4.3	95,262	4.3
6100-001-285 Nursing Expense>Wages>Concierge	3,608	2.2	3,362	2.3	3,698	2.1	3,698	2.2	3,698	2.2	3,698	2.1	3,698	2.1	3,698	1.8	3,698	2.0	3,698	1.8	3,698	1.8	3,698	1.9	43,784	2.0	43,784	2.0
6100-001-295 Nursing Expense>Wages>PCA	16,156	9.8	14,941	10.1	16,541	9.5	16,008	9.5	16,541	9.0	16,008	9.0	16,541	9.0	16,541	8.5	16,008	8.5	16,541	8.0	16,008	8.0	16,541	8.0	194,375	8.8	194,375	8.8
6100-002-260 Nursing Expense>Overtime>LPN	120	0.1	111	0.1	123	0.1	119	0.1	123	0.1	119	0.1	123	0.1	123	0.1	119	0.1	123	0.1	119	0.1	123	0.1	1,443	0.1	1,443	0.1
6100-002-295 Nursing Expense>Overtime>PCA	879	0.5	813	0.5	900	0.5	871	0.5	900	0.5	871	0.5	900	0.5	900	0.5	871	0.5	900	0.4	871	0.4	900	0.4	10,575	0.5	10,575	0.5
6100-006-245 Nursing Expense>Orientation Pay>CMA	1,319	0.8	1,352	0.9	1,352	0.8	1,352	0.8	1,352	0.7	1,352	0.8	1,352	0.7	1,352	0.7	1,352	0.7	1,352	0.7	1,352	0.7	1,352	0.7	16,193	0.7	16,193	0.7
6100-006-295 Nursing Expense>Orientation Pay>PCA	1,289	0.8	1,321	0.9	1,321	0.8	1,321	0.8	1,321	0.7	1,321	0.7	1,321	0.7	1,321	0.7	1,321	0.7	1,321	0.6	1,321	0.6	1,321	0.6	15,825	0.7	15,825	0.7
6100-008-260 Nursing Expense>Bonus Pay>LPN	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	2,400	0.1	2,400	0.1
6100-009-000 Nursing Expense>Non-Productive	679	0.4	629	0.4	696	0.4	675	0.4	696	0.4	675	0.4	696	0.4	696	0.4	675	0.4	696	0.3	672	0.3	696	0.3	8,179	0.4	8,179	0.4
6100-010-000 Nursing Expense>Wages>V/S	1,359	0.8	1,257	0.8	1,391	0.8	1,350	0.8	1,386	0.8	1,350	0.8	1,396	0.8	1,386	0.7	1,350	0.7	1,391	0.7	1,345	0.7	1,396	0.7	16,358	0.7	16,358	0.7
6100-022-000 Nursing Expense>Supplies	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	1,200	0.1	1,200	0.1
6100-032-000 Nursing Expense>Training & Education	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	4,200	0.2	4,200	0.2
6100-040-000 Nursing Expense>Sanitation & Incineration	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	150	0.1	1,800	0.1	1,800	0.1
6100-080-000 Nursing Expense>Minor Equip & Supplies	164	0.1	148	0.1	174	0.1	168	0.1	183	0.1	177	0.1	183	0.1	195	0.1	189	0.1	208	0.1	201	0.1	208	0.1	2,198	0.1	2,198	0.1
6100-082-000 Nursing Expense>Software Fees	2,500	1.5	2,500	1.7	2,500	1.4	2,500	1.5	2,500	1.4	2,500	1.4	2,500	1.4	2,500	1.3	2,500	1.3	2,500	1.2	2,500	1.2	2,500	1.2	30,000	1.4	30,000	1.4
6100-089-000 Nursing Expense>Clinical Consultants	4,100	2.5	4,100	2.8	4,100	2.4	4,100	2.4	4,100	2.2	4,100	2.3	4,100	2.2	4,100	2.1	4,100	2.2	4,100	2.0	4,100	2.0	4,100	2.0	49,200	2.2	49,200	2.2
6100-095-000 Nursing Expense>Transportation	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	200	0.1	2,400	0.1	2,400	0.1
6100-102-000 Nursing Expense>Incontinence Supplies	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	1,200	0.1	1,200	0.1
<b>Nursing Expense Total</b>	<b>58,130</b>	<b>35.4</b>	<b>54,626</b>	<b>36.8</b>	<b>59,351</b>	<b>34.2</b>	<b>57,896</b>	<b>34.5</b>	<b>59,185</b>	<b>32.4</b>	<b>57,905</b>	<b>32.7</b>	<b>59,536</b>	<b>32.6</b>	<b>59,197</b>	<b>30.3</b>	<b>57,917</b>	<b>30.6</b>	<b>59,385</b>	<b>28.7</b>	<b>57,753</b>	<b>28.7</b>	<b>59,561</b>	<b>28.7</b>	<b>700,442</b>	<b>31.9</b>	<b>700,442</b>	<b>31.9</b>
Nursing Admin Expense																												
6200-001-200 Nursing Admin Expense>Wages>Director	6,938	4.2	6,465	4.4	7,112	4.1	7,112	4.2	6,788	3.7	7,112	4.0	7,435	4.1	6,788	3.5	7,112	3.8	7,112	3.4	6,788	3.4	7,435	3.6	84,196	3.8	84,196	3.8
6200-003-410 Nursing Admin Expense>1099 Pay>Medical Director	750	0.5	750	0.5	750	0.4	750	0.4	750	0.4	750	0.4	750	0.4	750	0.4	750	0.4	750	0.4	750	0.4	750	0.4	9,000	0.4	9,000	0.4
6200-008-200 Nursing Admin Expense>Bonus Pay>Director	1,000	0.6	1,000	0.7	1,000	0.6	1,000	0.6	1,000	0.5	1,000	0.6	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	12,000	0.5	12,000	0.5
6200-009-000 Nursing Admin Expense>Non-Productive	208	0.1	194	0.1	213	0.1	213	0.1	204	0.1	213	0.1	223	0.1	204	0.1	213	0.1	213	0.1	213	0.1	223	0.1	2,526	0.1	2,526	0.1
6200-010-000 Nursing Admin Expense>Wages>V/S	416	0.3	388	0.3	427	0.2	427	0.3	407	0.2	427	0.2	446	0.2	407	0.2	427	0.2	427	0.2	407	0.2	446	0.2	5,052	0.2	5,052	0.2
<b>Nursing Admin Expense Total</b>	<b>9,313</b>	<b>5.7</b>	<b>8,797</b>	<b>5.9</b>	<b>9,502</b>	<b>5.5</b>	<b>9,502</b>	<b>5.7</b>	<b>9,149</b>	<b>5.0</b>	<b>9,502</b>	<b>5.4</b>	<b>9,854</b>	<b>5.4</b>	<b>9,149</b>	<b>4.7</b>	<b>9,502</b>	<b>5.0</b>	<b>9,502</b>	<b>4.6</b>	<b>9,149</b>	<b>4.6</b>	<b>9,854</b>	<b>4.7</b>	<b>112,774</b>	<b>5.1</b>	<b>112,774</b>	<b>5.1</b>
Ancillary Expense																												
Therapy Expense																												
Therapy - Medicare B	7,000	4.3	7,000	4.7	7,000	4.0	7,000	4.2	7,000	3.8	7,000	4.0	7,000	3.8	7,000	3.6	7,000	3.7	7,000	3.4	7,000	3.5	7,000	3.4	84,000	3.8	84,000	3.8
<b>Therapy Expense Total</b>	<b>7,000</b>	<b>4.3</b>	<b>7,000</b>	<b>4.7</b>	<b>7,000</b>	<b>4.0</b>	<b>7,000</b>	<b>4.2</b>	<b>7,000</b>	<b>3.8</b>	<b>7,000</b>	<b>4.0</b>	<b>7,000</b>	<b>3.8</b>	<b>7,000</b>	<b>3.6</b>	<b>7,000</b>	<b>3.7</b>	<b>7,000</b>	<b>3.4</b>	<b>7,000</b>	<b>3.5</b>	<b>7,000</b>	<b>3.4</b>	<b>84,000</b>	<b>3.8</b>	<b>84,000</b>	<b>3.8</b>
Ancillary Expense Total	7,000	4.3	7,000	4.7	7,000	4.0	7,000	4.2	7,000	3.8	7,000	4.0	7,000	3.8	7,000	3.6	7,000	3.7	7,000	3.4	7,000	3.5	7,000	3.4	84,000	3.8	84,000	3.8
Dietary Expense																												
7100-022-000 Dietary Expense>Supplies	1,479	0.9	1,336	0.9	1,562	0.9	1,512	0.9	1,646	0.9	1,593	0.9	1,646	0.9	1,758													

7400-039-000 Maintenance Expense>Apartment Turnovers	1,000	0.6	1,000	0.7	1,000	0.6	1,000	0.6	1,000	0.5	1,000	0.6	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	12,000	0.5	12,000	0.5		
7400-041-000 Maintenance Expense>Extermination	250	0.2	250	0.2	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	3,000	0.1	3,000	0.1		
7400-042-000 Maintenance Expense>Snow Removal	200	0.1	200	0.1	200	0.1																1,000	0.0	1,000	0.0			
7400-043-000 Maintenance Expense>Landscaping	600	0.4	600	0.4	600	0.3	600	0.4	600	0.3	600	0.3	600	0.3	600	0.3	600	0.3	600	0.3	600	0.3	7,200	0.3	7,200	0.3		
7400-044-000 Maintenance Expense>Fire Drill	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	1,200	0.1	1,200	0.1		
7400-080-000 Maintenance Expense>Minor Equip & Supplies	250	0.2	250	0.2	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	3,000	0.1	3,000	0.1		
7400-082-000 Maintenance Expense>Software Fees	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	1,200	0.1	1,200	0.1		
Maintenance Expense Total	11,834	7.2	11,539	7.8	11,942	6.9	11,742	7.0	11,540	6.3	11,742	6.6	11,944	6.5	11,540	5.9	11,742	6.2	11,742	5.7	11,740	5.8	12,144	5.8	141,194	6.4	141,194	6.4
Activity Expense																												
6400-001-200 Activity Expense>Wages>Director	4,770	2.9	4,445	3.0	4,889	2.8	4,889	2.9	4,667	2.6	4,889	2.8	5,111	2.8	4,667	2.4	4,889	2.6	4,889	2.4	4,667	2.3	5,111	2.5	57,882	2.6	57,882	2.6
6400-001-240 Activity Expense>Wages>Aide	3,905	2.4	3,815	2.4	4,002	2.3	3,873	2.3	4,002	2.2	3,873	2.2	4,002	2.2	4,002	2.0	3,873	2.0	4,002	1.9	3,873	1.9	4,002	1.9	47,024	2.1	47,024	2.1
6400-009-000 Activity Expense>Non-Productive	130	0.1	121	0.1	133	0.1	131	0.1	130	0.1	131	0.1	137	0.1	130	0.1	131	0.1	133	0.1	128	0.1	137	0.1	1,574	0.1	1,574	0.1
6400-010-000 Activity Expense>Wages>V/S	260	0.2	242	0.2	267	0.2	263	0.2	260	0.1	263	0.1	273	0.1	260	0.1	263	0.1	267	0.1	256	0.1	273	0.1	3,147	0.1	3,147	0.1
6400-022-000 Activity Expense>Supplies	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.2	500	0.2	500	0.2	6,000	0.3	6,000	0.3
6400-024-000 Activity Expense>Contracted Service	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	350	0.2	4,200	0.2	4,200	0.2
6400-036-000 Activity Expense>Food	250	0.2	250	0.2	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	3,000	0.1	3,000	0.1
6400-082-000 Activity Expense>Software Fees	400	0.2	400	0.3	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	4,800	0.2	4,800	0.2
Activity Expense Total	10,565	6.4	9,922	6.7	10,791	6.2	10,656	6.3	10,559	5.8	10,656	6.0	11,023	6.0	10,559	5.4	10,656	5.6	10,791	5.2	10,424	5.2	11,023	5.3	127,627	5.8	127,627	5.8
Telephone & Utility Expense																												
7500-062-000 Utility Expense>Telephone	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.0	100	0.0	100	0.0	1,200	0.1	1,200	0.1		
7500-062-001 Utility Expense>Telephone>Other	300	0.2	300	0.2	300	0.2	300	0.2	300	0.2	300	0.2	300	0.2	300	0.2	300	0.1	300	0.1	300	0.1	3,600	0.2	3,600	0.2		
7500-084-000 Utility Expense>Gas	2,900	1.8	2,900	2.0	2,900	1.7	1,700	1.0	1,700	0.9	1,700	1.0	900	0.5	900	0.5	900	0.5	1,600	0.8	1,600	0.8	21,300	1.0	21,300	1.0		
7500-085-000 Utility Expense>Electric	5,500	3.3	5,500	3.7	5,500	3.2	4,400	2.6	4,400	2.4	4,400	2.5	6,700	3.7	6,700	3.4	6,700	3.5	4,200	2.0	4,200	2.1	4,200	2.0	62,400	2.8	62,400	2.8
7500-086-000 Utility Expense>Water	1,000	0.6	1,000	0.7	1,000	0.6	1,000	0.6	1,000	0.5	1,000	0.6	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	12,000	0.5	12,000	0.5		
7500-087-000 Utility Expense>Cable TV	3,300	2.0	3,300	2.2	3,300	1.9	3,300	2.0	3,300	1.8	3,300	1.9	3,300	1.8	3,300	1.7	3,300	1.7	3,300	1.6	3,300	1.6	39,600	1.8	39,600	1.8		
7500-099-000 Utility Expense>Sewer	700	0.4	700	0.5	700	0.4	700	0.4	700	0.4	700	0.4	700	0.4	700	0.4	700	0.3	700	0.3	700	0.3	8,400	0.4	8,400	0.4		
Telephone & Utility Expense Total	13,800	8.4	13,800	9.3	13,800	7.9	11,500	6.8	11,500	6.3	11,500	6.5	13,000	7.1	13,000	6.7	13,000	6.9	11,200	5.4	11,200	5.6	11,200	5.4	148,500	6.8	148,500	6.8
Admin Expense																												
8000-001-200 Admin Expense>Wages>Director	11,226	6.8	10,461	7.0	11,507	6.6	11,507	6.8	10,984	6.0	11,507	6.5	12,030	6.6	10,984	5.6	11,507	6.1	11,507	5.5	10,984	5.5	12,030	5.8	136,234	6.2	136,234	6.2
8000-008-200 Admin Expense>Bonus Pay>Director	1,250	0.8	1,250	0.8	1,250	0.7	1,250	0.7	1,250	0.7	1,250	0.7	1,250	0.6	1,250	0.6	1,250	0.6	1,250	0.6	1,250	0.6	15,000	0.7	15,000	0.7		
8000-009-000 Admin Expense>Non-Productive	168	0.1	157	0.1	173	0.1	173	0.1	165	0.1	173	0.1	180	0.1	165	0.1	173	0.1	173	0.1	165	0.1	180	0.1	2,043	0.1	2,043	0.1
8000-010-000 Admin Expense>Wages>V/S	337	0.2	314	0.2	345	0.2	345	0.2	330	0.2	345	0.2	361	0.2	330	0.2	345	0.2	345	0.2	330	0.2	361	0.2	4,087	0.2	4,087	0.2
8000-022-000 Admin Expense>Supplies	250	0.2	250	0.2	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	250	0.1	3,000	0.1	3,000	0.1		
8000-024-000 Admin Expense>Contracted Service	3,000	1.8	3,000	2.0	3,000	1.7	3,000	1.8	3,000	1.6	3,000	1.7	3,000	1.6	3,000	1.5	3,000	1.6	3,000	1.4	3,000	1.4	36,000	1.6	36,000	1.6		
8000-031-000 Admin Expense>Travel	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.0	100	0.0	1,200	0.1	1,200	0.1		
8000-057-000 Admin Expense>Professional Fees	1,500	0.9	1,500	1.0	1,500	0.9	1,500	0.9	1,500	0.8	1,500	0.8	1,500	0.8	1,500	0.8	1,500	0.7	1,500	0.7	1,500	0.7	18,000	0.8	18,000	0.8		
8000-058-000 Admin Expense>Executive Fees	400	0.2	400	0.3	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	400	0.2	4,800	0.2	4,800	0.2		
8000-063-000 Admin Expense>Legal Fees	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.3	500	0.2	500	0.2	6,000	0.3	6,000	0.3		
8000-064-000 Admin Expense>Accounting Fees	1,200	0.7	1,200	0.8	1,200	0.7	1,200	0.7	1,200	0.7	1,200	0.7	1,200	0.6	1,200	0.6	1,200	0.6	1,200	0.6	1,200	0.6	14,400	0.7	14,400	0.7		
8000-065-000 Admin Expense>Background Checks	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.0	100	0.0	1,200	0.1	1,200	0.1		
8000-067-000 Admin Expense>Recruiting	1,000	0.6	1,000	0.7	1,000	0.6	1,000	0.6	1,000	0.5	1,000	0.6	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	1,000	0.5	12,000	0.5	12,000	0.5		
8000-069-000 Admin Expense>Licenses	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.0	100	0.0	1,200	0.1	1,200	0.1		
8000-071-000 Admin Expense>Donations/Contributions	1,500	0.9	1,500	1.0	1,500	0.9	1,500	0.9	1,500	0.8	1,500	0.8	1,500	0.8	1,500	0.8	1,500	0.7	1,500	0.7	1,500	0.7	18,000	0.8	18,000	0.8		
8000-074-000 Admin Expense>Postage	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.1	100	0.0	100	0.0	1,200	0.1	1,200	0.1		
8000-076-000 Admin Expense>Bank Fees	1,000	0.6	1,000	0.7	1,000	0.6	1,000	0.6	1,000	0.5	1,000	0.6	1,000	0.5	1,000	0.5	1,000	0.5	1									



**TAB B5**

**NOTICE OF RIGHT OF RESCISSION**

DATE RESCISSION PERIOD BEGINS: \_\_\_\_\_.

YOU MAY RESCIND AND TERMINATE YOUR RESIDENT'S AGREEMENT, WITHOUT PENALTY OR FORFEITURE, WITHIN 7 DAYS OF THE ABOVE DATE. YOU ARE NOT REQUIRED TO MOVE INTO THE CONTINUING CARE FACILITY BEFORE THE EXPIRATION OF THIS 7 DAY PERIOD. NO OTHER AGREEMENT OR STATEMENT YOU SIGN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO RESCIND YOUR AGREEMENT WITHIN THE SEVEN (7) DAY PERIOD. TO RESCIND YOUR RESIDENT'S 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: RIVERTON REHABILITATION AND HEALTHCARE CENTER AT 803 NORTH WAHNETA STREET, ALLENTOWN, PA 18109 NOT LATER THAN MIDNIGHT OF \_\_\_\_\_ (LAST DAY FOR RECISSION).

PURSUANT TO THIS NOTICE, I HEREBY CANCEL MY RESIDENT'S AGREEMENT.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Signature of Prospective Resident

\_\_\_\_\_  
Print Name of Prospective Resident