The Williamsport Home

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Receipt of Annual Disclosure Statement

Attached for your review and records is a copy of our Annual Disclosure Statement which we provided to the Department of Insurance for Fiscal Year 2024 and 2023 for our continued participation as a licensed Continuing Care Retirement Community.

I hereby acknowledge I have received a copy of The Williamsport Home 2025 and 2023 Continuing Care Retirement Community Annual Disclosure Statement.

CCRC Resident Name	Resident Signature	Date
Patrycia Jackson	Signature	Date

THE WILLIAMSPORT HOME
DISCLOSURE STATEMENT

I. SUMMARY PAGE

1. Name and address of community:

   The Williamsport Home (A nonprofit Pem1sylvania Corporation)
   1900 Ravine Road
   Williamsport, PA 17701

2. Name and address of the licensed provider:

   The Williamsport Home (A nonprofit Pem1Sylvania Corporation)
   1900 Ravine Road
   Williamsport, PA 17701
   570-323-8781 telephone
   570-323-4858 facsimile

3. Name, location, and telephone number of person to contact for admissions:

   Matt Watkins, Admissions Director
   The Williamsport Home
   1900 Ravine Road
   Williamsport, PA 17701
   570-323-8781 telephone
   570-323-4858 facsimile

4. Description of the physical property of the facility:

   The Williamsport Home campus is located in suburban Williamsport on Ravine Road. The campus consists of eighty six (86) acres, after a recent purchase of an additional forty two acres, of which approximately twenty one (21) are currently developed with four (4) brick buildings. Independent living units are located in three of these buildings. Nursing care services are provided in tlle fourth building. The setting is rural.

The Williamsport Home offers three levels of care: I) 149 independent living apartments, 2) 26 licensed personal care apartments and 3) 129 bed skilled nursing facility.

5. The Minimum age and/or requirements for admission:

   At least one member of the household must be 62 years of age.

6. Disclosure of the provider's affiliation with religious or charitable organizations:

   The Williamsport Home is not affiliated with any religious or charitable organizations.

7. Current Resident Population:

   Please see the breakdowns in the IL, PC & SNF Age Summary tab.

8. Fees for one and two person independent living units:

   Please see the breakdown in the PC & IL Agreement, Rates & Applications tab.

II. THE PROVIDER: THE WILLIAMSPORT HOME

I. Name, business address and legal entity:

Name:	The Williamsport Home
Business Address	1900 Ravine Road Williamsport, PA 17701 570-323-8781 telephone 570-323-4858 facsimile
Legal Entity:	Nonprofit Corporation (Pennsylvania)

2. Names and business address of officers and directors:

   Please see officers and directors listed in Board of Managers & Biographical Affidavit tab.

3. Business Experience of The Williamsport Home:

The Williamsport Home has a long tradition of providing organized care to older Pennsylvanians. The Home was organized in 1873. In 1946 it was recognized as a 501 (c)(3) charitable institution under the Internal Revenue Code. It has held a skilled nursing facility license since 1975 and a personal care home license since 1998.

4. Provision of goods, leases. and services:

None of the officers or directors of The Williamsport Home expects to provide goods, leases or services to the facility of a value of $500.00 or more within any year.

5. Felony convictions or civil judgements:

None of the officers and directors of The Williamsport Home have been convicted of a felony, or pleaded nolo contender to a felony charge, or been held liable or enjoined in a civil action involving fraud, embezzlement, fraudulent conversion or misappropriation of property.

None of the officers and directors of The Williamsport Home are subject to a currently effective injunctive or restrictive order of a court of record, or within the past five years had any State or Federal license or permit suspended or revoked as a result of an action brought by a governmental agency or department arising out of, or relating to, business activity or health care.

6. Affiliation of The Williamsport Home:

The Williamsport Home is not and never has been affiliated with any religious or charitable organizations. The Williamsport Home is a tax-exempt, non-profit organization under Section 501 (c) (3) of the Internal Revenue Code.

III. THE MANAGER: AFFINITY HEALTH SERVICES

1. Names, business address and legal entity:

Name:	Affinity Health Services, Inc.
Business Address:	942 Philadelphia Street Indiana, PA 15701 724-463-1010 telephone 724-463-9555 facsimile

2. Names and business addresses of officers and directors:

The sole officer and director of Affinity Health Services, Inc. 1s Denise McQuown-Hatter.

Business Address:	942 Philadelphia Street Indiana, PA 15701 724-463-1010 telephone 724-463-9555 facsimile

3. Business Experience of Affinity Health Services:

Affinity Health Services, Inc. specializes in long-term care facility management and consulting. Affinity manages or consults with a number of nursing facilities in Pennsylvania and other states. Its mission is *sharing our ciffinity* for improving human life by leading changes in healthcare that improve the daily life of our community elders.

4. Provision of goods, leases, or services:

None of the officers or directors of Affinity Health Services expect to provide goods, leases or services to the facility of a value of $500.00 or more within any year.

5. Felony convictions or civil judgements:

None of the officers and directors of Affinity Health Services have been convicted

of a felony or pleaded nolo contender to a felony charge or been held liable or enjoined in a civil action involving fraud, embezzlement, fraudulent conversion or misappropriation of property.

None of the officers and directors of the Affinity Health Services are subject to a currently effective injunctive or restrictive order of a court of record, or within the past five years had any State or Federal license or permit suspended or revoked as a result of an action brought by a governmental agency or department arising out of, or relating to, business activity or health care.

IV. MISSION STATEMENT OF THE WILLIAMSPORT HOME

The Williamsport Home, a not-for-profit health care community, has as its mission to provide its residents with the highest quality of care honoring their independence and dignity.

V. THE COMMUNITY: THE WILIAMSPORT HOME

1. Location, Description, Development Schedule

The Williamsport Home is located in suburban Williamsport on Ravine Road in Loyalsock Township. The campus consists of eighty-six (86) acres, of which approximately twenty-one (21) are currently developed. The setting is rural.

The Williamsport home provides a mix of independent living apartments, personal care home services, and nursing care services conveniently located in one campus.

The Williamsport Home campus is comprised of four buildings. Independent living arrangements are offered at three separate buildings on its campus. All independent living units have either a balcony or a patio. The Williamsport Home obtained a Home Care License from the Department of Health in 2010.

"A" and "B" type units are one-bedroom units. "C" and "D" type units are our top of the line two-bedroom limits.

The Edgewood apartment building was constructed in 1976. It is a three-story brick building comprised of 59 independent living units including 35 "A" sized units, 18 "B" sized units and 2 "C" and 4 "D" sized units.

The Deerfield apartment building was constructed in 1980 and is also a three- story brick building comprised 59 apartments: 33 "A", 21 "B" and 5 "D" size units, all independent living units.

The Valley View apartment building was constructed in 1986. It is also a three-story brick comprised of 57 apartment units including 29 "A", 20 "B" and 4 "D" size units.

Licensed personal care services are offered at the Valley View apartment building as well as the Woodland Vista. The Woodland Vista is a personal care facility located in the same building as the skilled nursing center. The Woodland Vista contains 8 units, licensed for double occupancy.

The skilled nursing center contains 129 beds and is located in the same building as the Woodland Vista.

2. Resident Services

The Williamsport Home will offer continuing care at three levels:

1) Independent Living Apartments with Licensed Home Care services available.
2) Licensed Personal Care Apartments and Woodland Vista Suites
3) A Skilled Nursing Facility

Residents of independent living units will receive the services set forth in the Independent Living Lease Agreement attached to this Disclosure Statement at Appendix 6.1, including:

1) Insurance on buildings, not tenant contents
2) Daily meal at noon
3) Emergency Call Assistance
4) Maintenance
5) Trash Disposal
6) Snow Removal
7) Electric, water and sewer
8) Housekeeping of common areas
9) Heating
I0) Air-conditioning of common areas
11) Recreational programs
12) Open parking spaces
13) Use of common areas

14) Security entrance and Security on Grounds at night

Independent living services do not include housekeeping, laundry, linen, cable television, internet service, telephone service, A/C of apartments or transportation to and from appointments.

Personal Care residents will receive services as set forth in the Personal Care Agreement which is attached to this Disclosure Statement as printed in the beginning of the binder, including:

1. Three meals per day
2. Housekeeping
3. Laundry Services
4. Medication Assistance
5. Transportation to/from medical related appointments
6. Recreational Programs
7. Hour certified nursing assistant care

A list of additional Personal Care services, including Outpatient Therapy and weekly Laboratory services are available for additional applicable fees and are contained in the appendix to the Resident Agreement which is attached to this Disclosure Statement.

The Williamsport Home has a licensed nursing unit and will provide nursing services as set forth in the Nursing Agreement which is attached to this Disclosure Statement.

3. Resident Fees

Please see the tab SNF Admission & Financial Agreement for schedule of Entrance Fees and Monthly Fees.
The Monthly Fee may be increased from time to time by action of the Board of Directors in accordance with the Admission Agreement. Increases for independent living monthly fees over the past five years are set forth. Any discounts to which residents are entitled would also be increased pro rata along with any Monthly Fee increase.

VI. FINANCIAL INFORMATION

Audited financial statements, including balance sheets and income statements for the two most recent fiscal years are attached under Financials tab.

Pro Forma financial projections are attached under Baker Tilly tab.

Escrow and Reserve funds have been established as required by law with
Jersey Shore State Bank
300 Market Street
Williamsport, PA 17701
Phone: 570-322-1111
Fax: 570-322-2634