

DISCLOSURE STATEMENT

DATE: January 26, 2024

Name of Facility: **STANLEY TOTAL LIVING CENTER, INC.**

Located at: 514 Old Mount Holly Road
Stanley, NC 28164 Phone: (704) 263-1986
Fax: (704) 263-8959

Stanley Total Living Center, Inc.
514 Old Mount Holly Road
Stanley, NC 28164

In accordance with Chapter 58, Article 64 of The North Carolina General Statutes of the State of North Carolina:

***this Disclosure Statement may be delivered until revised, but not after June 23, 2025.**

***delivery of the Disclosure Statement to a contracting party before execution of a contract for continuing care is required.**

***this Disclosure Statement has not been reviewed or approved by any government agency or representative to ensure accuracy or completeness of the information set out.**

Note: Stanley Total Living Center, Inc. believes this information is accurate and complete in all material respects, so far as compliance with the disclosure requirements for Continuing Care Facilities in the State of North Carolina.

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STANLEY TOTAL LIVING CENTER, INC.

DISCLOSURE STATEMENT

Organization, Introduction, and Information

Description of the Organization and its Operation

Stanley Total Living Center, Inc. is a not-for-profit retirement center offering retirement apartments, assisted living, and nursing care in a spirit of compassion. The official motto is "A Ministry of Compassion." Envisioned and planned by the First Presbyterian Church, Stanley Total Living Center, Inc. gained the support of other local churches and the Town of Stanley. A Board of Directors composed of local town representatives, governs the operation of Stanley Total Living Center, Inc.

The center officially opened in November of 1983 with sixty beds and twenty-one apartments. In August of 1993 the 20-bed Alzheimer's Unit (Unit 400) and the 50-bed acute Nursing Unit (Unit 500) opened. In October, 2006, eight additional ILU's were licensed and opened with a total of 29 units. In 2016, we converted 21 apartments into assisted living beds at the 514 Old Mount Holly Rd, Stanley, NC location and opened 20 apartment units at a new location on 151 E. Dallas Rd., Stanley, NC 28164, These units are named THE PARKE.

Current status has 106 skilled beds, 40 ALU beds, and 28 ILU. (8 under renovation)

The primary objective of Stanley Total Living Center, Inc. is to provide the highest level of resident care possible with due regard for the individual resident's specific medical, social, emotional, and spiritual needs.

Non-Profit/For Profit Status

Stanley Total Living Center, Inc. is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code. Stanley Total Living Center, Inc. is also exempt from property taxes in the State of North Carolina under G.S.105-278.6A.

Affiliations

Stanley Total Living Center, Inc. is not affiliated with any other organization except for its membership in North Carolina Healthcare Facilities Association.

The Board of Directors is selected by local churches and the Town of Stanley, but the churches and town are in no way responsible for the financial or contractual obligations of the corporation.

Accreditation

Stanley Total Living Center, Inc. is licensed by the North Carolina Department of Insurance as a Continuing Care Retirement Community. It is governed by its Board of Directors who develops and has oversight over policies. No Board member is responsible for day-to-day management of the Company or has any financial interest in STL.C.

STANLEY TOTAL LIVING CENTER, INC.

DISCLOSURE STATEMENT

Facility Introduction and Information

Description of the Facility and Its Operation

Stanley Total Living Center, Inc. is a full service retirement community located on a ten acre site at 514 Old Mt. Holly Rd., Stanley, NC. The main building consists of a 106 bed skilled nursing section, a 40 bed Assisted Living, an eight (8) apartment independent living section (these 8 apartments are currently under renovation) and numerous public and service areas.

STLC Foundation had secured 9.5 acres located about 300 yards from the current site. STLC Foundation has leased this land to STLC, Inc. and has completed twenty (20) ILU'S on this site. These units are named THE PARKE.

Current status has 106 skilled beds, 40 ALU beds, and 28 ILU. (8 under renovation)

Legal Description

Stanley Total Living Center, Inc. owns and operates Stanley Total Living Center. Stanley Total Living Center, Inc. is a non-profit corporation chartered under laws of the State of North Carolina.

Identification and Background

The Board of Directors of Stanley Total Living Center, Inc. employs an Administrator to manage on a day-to-day basis. Jennifer DeFelice is the Administrator (NCNHA #2389). Mrs. DeFelice is a licensed North Carolina Nursing Home Administrator (October, 2008). She is a graduate of Presbyterian Hospital of Nursing and Queens College in 1997. She began her nursing duties at Stanley after graduation and had worked as Director of Nursing for six years before going into the AIT program.

No Board Member or Administrator has a 10% or greater interest in any entity, nor any entity that has a 10% or greater interest in any Board Member or Administrator that has or will provide goods or services of \$500 or more in a year, except for two Board Members. These Board Members have signed the necessary exception clauses and have been approved by the Board of Directors following the Conflict of Interest Policy of the facility.

Michael Dixon, 1940 Rhyne Road, Dallas, NC 28034, is the Chief Financial Officer of Stanley Total Living Center, a paid financial consultant managing the investments for the facility and also the Treasurer of the Executive Board of Directors. He also is a licensed administrator (NCNHA # 1920)

Steve Smith is Owner of InSouth Insurance, 119 N Maxwell Avenue, P O Box 3206, Huntersville, NC 28070, which provides general insurance coverage for Stanley Total Living Center. Steve Smith is also the Vice-President of the Executive Board of Directors.

The following is a list of Board members and officers:

STANLEY TOTAL LIVING CENTER

BOARD OF DIRECTORS

EXECUTIVE OFFICERS

President:	Ron Ensley
Vice-President:	Steve Smith
2 nd Vice-President	Rob R. McMinn
Secretary:	Allison Crotts
Treasurer/CFO	Michael Dixon
Executive Committee Member	Jennifer DeFelice
Executive Committee Member	Sharon Bryant

UPDATED 2024
STANLEY TOTAL LIVING CENTER
BOARD OF DIRECTORS

OFFICE	TERM ENDS	NAME	ADDRESS	HOME (704)	WORK
President	12/31/24	Ron Ensley First Presbyterian	147 Moses Rhyne Dr. Mt. Holly NC 28120 Ron.ensley13@gmail.com	827-7905	704-231-2488 (cell)
CFO/ Treasurer	12/31/27	Mike Dixon First Presbyterian	1940 Rhyne Road Dallas NC 28034 mwwraydixon@earthlink.net	263-8125	704-263-7156
SECOND Vice President	12/31/27	Rob R. McMin First Presbyterian	3013 JR Court Stanley, NC 28164 rrmcmin@bellsouth.net	263-3888	980-721-6824 (cell)
Exec Board Secretary	12/31/27	Allison Crotts First Baptist Church	1527 Stanley Lucia Rd. Mt. Holly, NC 28120 adcrotts@carolina.rr.com	263-0704	704-854-1391 (cell)
FIRST Vice President	12/31/27	Steve Smith First Presbyterian	1724 Wanzer Dr. Denver, NC 28037 steve@insouthins.com	408-7514	
General Board	12/31/25	Dana Baker First Presbyterian	1112 Creekwalk Dr. Stanley, NC 28164 Cbaker07@bellsouth.net	460-7828 (cell)	
General Board	12/31/26	Teresa West Stanley Methodist	200 Redding Road Stanley NC 28164	263-4160	
General Board	12/31/26	Melissa Smith First Presbyterian	123 Citation Lane Gastonia, NC 28056 Honeysmith56@gmail.com	263-8919 860-4996 cell	
General Board	12/31/24	Cathy Kirkland Town of Stanley	202 N Mauney Ave. Stanley, NC 28164 ckirkland@townofstanley.org	214-3212	
General Board	12/31/24	Teresa Neely First Presbyterian	212 Dogwood Drive Mt Holly NC 28120 neelyultrasound@bellsouth.net	836-6668	
General Board	12/31/26	Lisa Grice First Presbyterian	2016 Lee Ellen Court Stanley, NC 28164 lgrice@bheiss.com	704 488-1342	
Executive Board Member General Board Secretary	12/31/24	Sharon Bryant Controller-STLC AT Large	1802 C R Jonas Hwy. Mt. Holly, NC 28120	616-5351	704 263-7155
General Board	12/31/24	Judy Abernathy Christ Lutheran Church	P O Box 873 Stanley, NC 28164 J10abernathy@att.net	263-8258 813-6212	843-2978
General Board	12/31/25	Debbie Harper First Presbyterian	327 Franklin Court Stanley, NC 28164 dmharper@bellsouth.net	263-4466	689-1522 (cell)
Executive Board Member	12/31/24	Jennifer DeFelice Administrator-STLC At-Large position	603 S. Hwy 27 Stanley NC 28164	263-2064	263-7157
General Board	12/31/26	Kevin Mauney At Large	P O Box 88 Alexis, NC 28006 krockridge@bellsouth.net	263-4662	(704) 813-1212
General Board	12/31/27	Ronnie Stinson Springfield Baptist Church	703 South Hwy 27 Stanley, NC 28164 ronniestinson@att.net	724-5536	
General Board	12/31/27	Derrick Gantt Stanley Pentecostal Holiness At Large position	708 Noles Drive Mt Holly, NC 28120 Derrick.gantt@icloud.com	689-2070	

Updated: January 25, 2024

STANLEY TOTAL LIVING CENTER, INC.

DISCLOSURE STATEMENT

Background Information on Board of Directors

The Board of Directors of Stanley Total Living Center, Inc. is composed of an entirely voluntary group, except for Mike Dixon who receives modest compensation for managing investments. The Administrator and Controller are salaried and receive an annual review, at the discretion of the Board of Directors.

Dana Baker

Doctor of Pharmacy from UNC Chapel Hill; MBA from New England College.
Practiced at Atrium Health, Carolina L T Care Hospital, Manager for University Hospital in Charlotte.
Now Director of Pharmacy at Atrium Health in Lincolnton, NC
General board member for 3 years
Represents First Presbyterian Church

Mike Dixon

Retired from Clariant Chemicals after 28 years of service in
Marketing and Business Management
Treasurer and Executive Board member for 40 years.
Currently is Chief Financial Officer for Stanley Total Living Center, Inc.
NC NHA license #1920 Represents First Presbyterian Church
Business Address: 1940 Rhyne Road, Dallas NC 28034

Ron Ensley

Senior Vice President Manufacturing Worldwide for American & Efird
Textiles for 30 years (Now Retired)
Member of Executive Board for 28 years
President of Executive Board
149 Moses Rhyne Dr., Mt. Holly, NC 28120
Represents First Presbyterian Church

Allison Crotts

Represents First Baptist Church of Stanley, NC.
General Board member for 9 years.
Executive Board as Secretary for 5 years.
Address: 11527 Stanley Lucia Road, Mt Holly, NC 28120.
Graduate of Virginia Tech with BS in Horticulture
Received Special Education Certification from Belmont Abbey College.
Taught in Charlotte-Mecklenburg High School and Holy Angels in Belmont, NC

Town of Stanley-Cathy Kirkland

Town Council Member
General Board Member for 4 years.

Teresa West

Represents Stanley Methodist Church.
General Board member for 17 years.
Attended Western Carolina University
Worked for Industrial Electroplating for 14 years.
Work experience in Accounting, A/R, A/P, HR
Home Address: 200 Redding Road, Stanley, NC 28164

Derrick Gantt

Represents Stanley Pentecostal Holiness Church.
General board member for 1 year
Graduate of East Gaston High School; BS in Marketing from UNCC.
Currently works for HISCO for 20 years located in Houston, TX
Home Address 708 Noles Drive, Mt Holly, NC 28120

Melissa Smith

Office Manager for Crisp, Summerville & Company for 23 years.
General Board member for 17 years
Business address: 1422 Burtonwood Drive, Gastonia, NC 28054
Represents First Presbyterian Church

Debbie Harper

Member of the General Board for 11 years.
B. S. in Nursing from UNCC, Worked as a Nurse from 1993-1998.
Employed with Bank Of America as SAP analyst. Since 2011.
Home Address: 327 Franklin Court, Stanley, NC 28164
Represents First Presbyterian Church

Teresa Neely

Ultra Sound Technologist for Gaston Radiology
General Board Member for 27 years from First Presbyterian Church
Business Address: 620 Summit Crossing Place, Gastonia NC 28054

Lisa Grice

Represents First Presbyterian Church
General Board of Directors for 6 years.
Chief Financial Officer for Brooks Investment Holdings Corp.
B S in Business Adm. Masters of Accounting from UNC in 1994 and is CPA
Home Address: 2016 Lee Ellen Court, Stanley, NC 28164

Steve Smith

Represents First Presbyterian Church. Executive Board member for 10 years.
Vice-President of the Executive Board.
Holds a B S in Economics for UNC-Charlotte in 1991. Has represented Nationwide Insurance and began his independent insurance agency in 1991. Is currently sole Owner of InSouth Insurance Services. He is certified at CIC, CWCA, and CBIA.

Rob McMinn

Employed at FXI since 1994, Regional Sales Manager.
Attended St. Pete Junior College and Belmont Abbey College.
Rob and Traci (wife) have lived in Stanley for 18 years.
General Board member for 11 years.
Serves as member from First Presbyterian Church
2nd Vice President on the Executive BOD.

Jennifer DeFelice

Current Administrator licensed in NC. NCNHA # 2389 for Stanley Total Living Center, Inc.
6 years experience as DON for STLC prior to taking the Administrator position for 16 years and an employee for 25 years.
Elected to the General Board at Large for 2022.
Reporting to and directed by the Board of Directors
Member of the Executive Board since 2022
Associates Degree in Nursing from Queens College/Presbyterian Hospital School of Nursing
Business Address: 514 Old Mt Holly Rd, PO Box 489, Stanley NC 28164

Judy Abernathy

Represents Christ Lutheran Church of Stanley
General Board member for 10 years.
Graduate of Gaston Memorial School of Nursing in 1969,
Retired from CaroMont Health where she worked as Director of Case Management for 10 years.
Serves on BOD for Advanced Home Care in High Point, NC
She is married, with 2 children, and four Grandchildren and lives in Stanley.

Sharon Bryant

Masters in Accounting from UNCC and NC CPA License
BS in Accounting & Business Administration from Belmont Abbey.
Currently is the Controller at STLC and has worked in the Business Office as manager for 31 years.
Elected to the General Board At large for 2022.
Secretary of the General Board since 2023
Member of the Executive Board since 2022
She and her husband, Randy, live in Mount Holly, NC and are active in the Freewill Baptist Church.
NCNHA license #2727
Business Address: 514 Old Mount Holly Rd, Stanley, NC 28164

Kevin Mauney

General board member for 6 years as at-large from the Alexis community.
Owns his own business: Rock Ridge Nursery and Majestic Lawn and Landscape.
Worked 28 years for International Dyeing and Mfg.
Graduate of East Lincoln High and N C Textile School (Gaston College)

Ronnie Stinson

General board member for 1 year as at-large from Springfield Memorial Baptist
Works as Court Security Officer with Walden Security since March 2005.
Graduate of North Mecklenburg High School
Associates in Criminal Justice from CPCC
BS in Police Administration from Gardner-Webb College

Criminal Violations Statement

Neither the Administrator nor any member of the Board of Directors has been convicted of a felony or pleaded nolo contendere to a felony charge or judgment, for a felony or civil action involved in fraud, embezzlement, fraudulent conversion, or misappropriation of property; or is subject to a currently effective injunction or restrictive court order, or within the past five years has had any State or Federal license or permit suspended or revoked as a result of any action brought by a governmental agency or department, arising out of or relative to business activity of health care, including actions affecting a license to operate a foster care facility, nursing home, retirement home, Home for the Aged or facility subject to the North Carolina G.S.58-64 or similar law in another state.

Location and Description of Physical Property

See the description of the facility on page 5.

Estimated Number of Residents

Stanley Total Living Center, Inc. can provide care for approximately 175 residents.

STANLEY TOTAL LIVING CENTER DISCLOSURE STATEMENT

Policies

Admission

The admission requirements for residency with Stanley Total Living Center Inc. are as follows: Stanley Total Living Center Inc. is open to married couples in accordance with the laws of the State of North Carolina, to men and women of all races, religion, and without regard to place of former residence. Married couples must not be related to each other in a way forbidden by law. The resident is required to meet the following standards prior to admission to Stanley Total Living Center:

- A. In the Parke Independent Apartments, Both residents must be **55 years of age or older**, except that in the case of a married couple in which one spouse must be **55 years of age or older**. Exceptions to this age requirement can be made as deemed necessary and approved by the Executive Board of Directors. In the STLC Independent Apartments, Resident must be **65 years of age or older**, except that in the case of a married couple in which one spouse must be **65 years of age or older**. Exceptions to this age requirement can be made as deemed necessary and approved by the Executive Board of Directors.
- B. Resident shall submit for review by the Stanley Total Living Center Admission Committee an application for Admission. This includes recent personal health history and financial information.
- C. Resident shall have an interview with a representative from Stanley Total Living Center prior to acceptance by the Facility. After reviewing all information to be furnished, additional personal interview may be required.
- D. Resident shall submit a report of a physical examination of resident made by a Physician selected by resident within thirty (30) days of the projected occupancy date. Such report shall include a statement by such physician that resident is in good health, is ambulatory or can move about independently and is able to take care of himself or herself in normal living activities. Stanley Total Living Center may require resident to have another physical examination by the Medical Director or by another physician approved by Stanley Total Living Center. If the health of resident as disclosed by such physical examination differs materially from that disclosed in Resident's Application for Admission and Personal Health History, Stanley Total Living Center shall have the right to decline admission of the resident and to terminate this Agreement or, in the discretion of Stanley Total Living Center, to permit the resident to take occupancy of accommodations at Stanley Total Living Center suitable to the needs of the resident.
- E. It is understood that Stanley Total Living Center through its Admission Committee has the right to reject any application for admission to Stanley Total Living Center.
- F. The resident affirms that the representations made in the Application for Admission, Personal Health History and Confidential Financial Information are true and correct and may be relied upon by Stanley Total Living Center as a basis for entering into this Agreement.

STANLEY TOTAL LIVING CENTER, INC.

Health Criteria

STANLEY TOTAL LIVING CENTER, INC. IS FOR ACTIVE SENIORS

Stanley Total Living Center, Inc. is committed to providing a safe and secure environment where active seniors can lead the independent life-style they choose. Our apartments are for people who can live independently without direct assistance from others for routine personal activities. Our Health Center provides two areas of care: Assisted Living and Skilled nursing care. Residents join Stanley Total Living Center, Inc. in the apartments and may move to the Health Center in the future if the need arises, either on a temporary or permanent basis at the prescribed fee rate. Health Center fees would apply.

Staff is not normally available for direct personal assistance in the residential areas, so we place a lot of emphasis on our residents' ability to live independently. Functional ability is the primary criteria for residency in the apartments of Stanley Total Living Center, Inc. We define this as having sufficient mobility, dexterity, sensory function, and mental status to live without direct assistance of another. This includes activities of daily living and getting to meals. Of course, adaptive devices which enhance abilities are encouraged and welcomed, such as aids for ambulation, mobility, dexterity, or sensory improvement.

FINANCIAL AND INSURANCE CRITERIA

Financial eligibility is determined on a case-by-case basis. Consideration is given to the age of the applicant and the type of unit to be occupied. In general, an applicant's total resources, income, plus assets, must equal the cost of lifetime residency.

It is suggested that residents maintain Traditional Medicare Part A, Traditional Medicare Part B, and one supplemental health insurance policy or equivalent insurance coverage.

AGE CRITERIA

In the Parke Independent Apartments, Resident must be **55 years of age or older**, except that in the case of a married couple in which one spouse must be **55 years of age or older**. Exceptions to this age requirement can be made as deemed necessary and approved by the Executive Board of Directors. In the STLC Independent Apartments, Resident must be **65 years of age or older**, except that in the case of a married couple in which one spouse must be **65 years of age or older**. Exceptions to this age requirement can be made as deemed necessary and approved by the Executive Board of Directors.

CHANGES OF CONDITION PRIOR TO OCCUPANCY

Admission requirements must be met immediately prior to admission. The health and financial condition of applicants would be re-evaluated prior to occupancy.

CANCELLATION/TERMINATION

Prior to Occupancy

The reason for canceling an apartment contract of a Resident and an explanation of the refund provisions are explained below.

- A. This agreement will be automatically canceled if, in the event of resident's death or if a resident should become physically or mentally incapacitated or if, on account of illness, injury or other reasons of incapacity before occupying a living unit and to the extent that the facilities available at Stanley Total Living Center, Inc. cannot provide adequate care for the resident under the terms of the contract for continuing care. Any deposits will be refunded in full within 30 days after this determination is made.
- B. This agreement may be terminated by the resident less than ten years after execution of the contract and prior to taking occupancy at Stanley Total Living Center, Inc., by giving written notice to the Company. Resident shall receive a refund in full plus interest based upon Fidelity Money Market rate of the month the contract was signed, accrued to the date of receipt of said request, thereon of the portion of the Entrance Deposit paid by the resident. This refund and any interest will be made within 30 days of agreement termination by the resident. No interest will be paid or accrued after 10 years of accumulated interest.
- C. Less than ten (10) years after execution of the contract and prior to occupancy, the resident may at his written request have applied toward the reduction of the remaining portion of the entrance fee, an amount equal to the interest based upon Fidelity Money Market rate of the month the contract was signed. No interest will be paid or accrued after 10 years of accumulated interest.
- D. Less than ten (10) years after execution of the contract and prior to occupancy at Stanley Total Living Center, Inc. the resident may at his/her written request have applied toward the reduction of the Monthly Fee an actuarial amount equal to the interest that would have accrued on his/her initial payment based upon Fidelity Money Market rate of the month the contract was signed. No interest will be paid or accrued after 10 years of accumulated interest.

CANCELLATION/TERMINATION

After Occupancy

- E. This agreement may be terminated by the resident after occupancy and within thirty (30) days from the date of occupancy and within 30 days of signing a contract to occupy a living unit by serving Stanley Total Living Center with written Notice of Termination. The resident will receive a refund in full without interest thereon of the portion of the Entrance Deposit paid by the resident within 30 days after the unit is vacated. The apartment must be vacated in less than thirty (30) days from the date of occupancy for this policy to be affected.
- F. This agreement may be terminated by the resident at any time, for any reason, after occupancy has been established at Stanley Total Living Center, Inc. by serving the Company thirty (30) days written notice of such termination. The Company shall refund to residents in the Parke Independent Apartments \$4,800.00 of the Entrance Deposit reduced by \$100.00 for each month of residency up to forty-eight (48) months. After forty-eight (48) months of residency Stanley Total Living Center, Inc. shall be under no obligation to make a refund to the resident. The amount of the refund due will be made within 30 days after vacated. The Company shall refund to residents in the STLC Independent Apartments \$3,600.00 of the Entrance Deposit reduced by \$100.00 for each month of residency up to thirty-six (36) months. After thirty-six (36) months of residency Stanley Total Living Center, Inc. shall be under no obligation to make a refund to the resident. The amount of the refund due will be made within 30 days after vacated.

- G. The agreement shall be terminated on the death of a resident if the resident was a single resident of an apartment. The refund of the Entrance Deposit will be made to the resident's estate based on the same formula as E and F above.
- H. The Company may terminate this agreement at any time if there is a material misrepresentation or omission made by the resident in the Application for Admission, Personal Health History, Medical History and Evaluation, or Confidential Financial Information, if a material change takes place before occupancy, if the resident fails to make the appropriate Entrance Deposit or Monthly Fee payments to the Company or for repeated failure to abide by the policies of Stanley Total Living Center, Inc. In such an event, the resident shall be entitled to any refunds as outlined in A, E, and F above.
- I. At the effective date of termination of this Agreement, the resident shall vacate the apartment and shall leave it in good condition except for normal wear and tear. The resident shall be liable to Stanley Total Living Center, Inc. for any cost incurred in restoring the apartment to good condition except for normal wear and tear. Monthly fees will be continued until all personal effects have been removed from the apartment. Exceptions to this requirement can be made as deemed necessary and approved by Administration, based on extenuating circumstances on a case-by-case basis. Any refunds will then be made within 30 days.
- J. This agreement may be terminated by the resident within thirty (30) days following the later of execution of the contract or receipt of Disclosure Statement by serving Stanley Total Living Center, Inc. with written notice of termination. The resident is not required to move into the facility before the expiration of the thirty (30) day period, but Stanley Total Living Center may require a non-refundable service fee of 2% of the Entrance Fee. Any refunds will be made within 30 days of receiving the written termination of agreement or 30 days after the unit is vacated by the resident in the contract.
- K. This agreement may be terminated by the Stanley Total Living Center in the event of any activity on the part of the resident that is illegal, any language that is offensive to others, any actions that may be offensive to others, or any conduct that is found to be socially unacceptable by Stanley Total Living Center that would unduly make unpleasant or unacceptable living arrangements to others. The refund of any Entrance Fees will be based upon as outlined in Paragraph A, E, and F above.

MOVES

- A. It is understood that Stanley Total Living Center, Inc. has the right to make or change living accommodation assignments, if necessary, in order to best serve the needs of the resident and Stanley Total Living Center, Inc.
- B. The resident agrees that Stanley Total Living Center, Inc. shall have the authority to determine when or if the resident should be transferred from the resident's apartment to the Stanley Total Living Center, Inc. Health Center or from one level of care to another level of care within Stanley Total Living Center, Inc. Health Center. Such a determination shall be based on the professional opinion of the Medical Director and/or the resident's personal physician, as well as the Administrator of Stanley Total Living Center, Inc. and shall be made only after consultation to the extent practical with the resident, a representative of the resident's family or the sponsor of the resident, and the resident's attending physician. Health Center fees would apply.
- C. If it is determined by the Medical Director and/or the resident's personal physician and the Administrator that the resident needs care beyond that which can be provided by the facility and personnel of Stanley Total Living Center, Inc., the resident may be transferred to hospital, Health Care center or institution equipped to give such care, which care will be at the expense of the resident. Such transfer of the resident will be made only after consultation with the resident, to the extent possible, a representative of the resident's family or the sponsor of the resident, and the resident's attending physician.

Pets Policy

Pets that are already owned (dogs/cats only) from home prior to moving in are allowed. The resident must make the facility aware of the pet moving in with the resident at the time the contract is signed. The pet must be 30 pounds or less, have a current registration and vaccination tag. They must be established with a veterinarian and routine well visits and maintain all vaccinations. Pets must be housebroken and kept on a leash at all times outside the apartment. Policies and procedures address the rules involving pets.

Damages to the apartments due to an animal will be the financial responsibility of the resident (carpet cleaning or replacement, extermination, etc.) A \$200 per pet deposit will be required (pets are only allowed in independent apartments—not in the assisted living)—this deposit will be refunded within 30 days of vacating the apartment provided there is no pet damage discovered.

No Smoking

STLC is smoke free for staff, visitors, and residents. This includes the entire building as well as the grounds around STLC.

MARRIAGES/NEW SECOND OCCUPANT

Should a resident marry, the new spouse would need to be approved by the Admissions committee. The new spouse then could move into the apartment and the Monthly Fee would be adjusted accordingly. If the resident marries a person who does not meet the requirements for admission to an apartment due to health reasons, the new marriage partner (who does not meet the health requirements) would have the opportunity to be admitted into the assisted living or nursing section of the facility or to locate to another facility as he/she desires. These are the same options a married couple has who may occupy an apartment and one member of the couple has health problems that prevent independent living. Should a resident marry, and the new spouse does not meet the age requirement, the age requirement would be waived for the new spouse.

MARRIAGE BETWEEN TWO OCCUPANTS

In the event two residents living separately having two separate contracts/agreements marry and move into one unit of the two, their monthly fees would reflect the amount normally charged for the unit in which they choose to occupy. Any refunds due would apply to the person from the vacated unit and would be refunded within 30 days after the unit is vacated. Since entrance fees carry into the future, the resident who moved out of the unit could return to a similar unit after paying back any refunds, additional entrance fees if applicable, and the monthly rate in force at that time whenever any empty unit becomes available. If it suits the two occupants, they may cancel the existing resident agreements and enter into a new agreement with full credit allowed for the highest entrance fee paid toward either of the two units or any available unit that is not under contract. The refund terms from Paragraph F would apply.

ENTRANCE FEE REFUNDS

The facility does not withhold refunds dependent upon re-occupancy of another resident. Under Paragraph J on page 15, if a resident moves furnishings into a unit and then elects not to occupy the unit, the terms in Paragraph J would apply since a unit would not be available to the public in a timely manner. The concept of a 30-day notice allows the facility to market a unit in a timely manner.

INABILITY TO PAY

If the resident becomes unable to pay the appropriate Monthly Fees, the facility will have the right to discharge the resident.

STANLEY TOTAL LIVING CENTER, INC.

DISCLOSURE STATEMENT

Services

Standard Services Available

Monthly Fees cover the costs of providing the following services for apartment residents. Services not designated as The Parke or STLC Apartments are available to both.

- *2 meals per day (The Parke)
- *3 meals per day (STLC Apartments)
- *Special diets when ordered by a physician
- *All utilities
- *Trash removal
- *Weekly housekeeping services
- *Washer & Dryer available for use
- *Laundry service available, if requested (STLC Apartments)
- *Maintenance and repair of property owned by Stanley Total Living Center, Inc.
- *Smoke detectors
- *Grounds keeping
- *Parking spaces as needed for daily use by apartment resident
- *Use of common facilities
- *Social activities program
- *Exercise room/computer room/library/card room (The Parke)
- *Wireless Internet Services

Services Available at an Extra Charge:

Rates are based upon latest market conditions

- *Extra Meals for guests/family/residents
- *Any room in the Health Center, when available
- *Supplies, drugs, and equipment used for care
- *Beauty and barber shop

Resident's computer must be compatible with STLC server. Any upgrades needed for Resident's computer will be at their expense. Any ongoing maintenance of resident's computer must be at their expense.

Health Services Available

This apartment is considered to be independent living. Residents living here are expected to be able to perform basic activities of daily living without assistance (bathing, dressing, eating, for example). If there is a noted decline in function due to acute illness and the resident is unable to dress, bathe, or feed self, temporary/permanent services will be available at STLC Health Center. An assessment will be completed by a nurse and/or the physician to determine further needs. Health Center fees would apply.

Medications must be kept in each individual apartment. Residents, if needed, will be given a 7-day pill organizer to help as a reminder for timely medication. If a resident needs assistance with medication, the physician will reassess the ability to continue living in an independent environment.

Stanley Total Living Center, Inc. Health Center is licensed as a combination facility by the State of North Carolina. Current Skilled Nursing beds are 106. The current number of Assisted Living beds are 40. 24 Assisted Living beds are licensed for Medicaid. There are 20 (1 or 2 bedroom) apartments at THE PARKE and 8 (1 or 2 bedroom) apartments located at the main health care center.

In addition to the services normally provided by a licensed Nursing home, Stanley Total Living Center, Inc. also has a contract with a licensed therapy firm to provide physical therapy, speech therapy, and occupational therapy. The billing for this as well as other outside professional services is done directly between the resident and the provider.

Maintenance Services Available

*Stanley Total Living Center is responsible for normal wear and tear to the property, furnishings and equipment owned by Stanley Total Living Center, as well as continued capital repairs and improvements.

*The resident is responsible for any extraordinary repair, maintenance, or damage caused by the negligence of the resident, pets, or guest to Stanley Total Living Center property.

*The resident is responsible for any/all repairs to personal property and equipment brought with them into the facility.

*Flowers, shrubs, or vegetables may be added at the residents' expense in the grounds area outside of each apartment with prior approval of the administration.

STANLEY TOTAL LIVING CENTER, INC.
DISCLOSURE STATEMENT

Fees

Application Registration Fees

There are no fees required to have your name placed on the waiting list.
10 % of Entrance fee required to hold an apartment in future construction.

Entrance Fees

DEFINITION: The Entrance Fee paid by the resident entitles the resident to lifetime residency in the facility, as long as, all terms and conditions of the residency agreement are adhered, including ability to pay the monthly residency fees.

After occupancy has been established at Stanley Total Living Center, Inc. the resident is entitled to a full refund if the resident leaves the apartment within the first thirty (30) days of occupancy; afterward, the facility shall refund to residents in the **(The Parke) \$4,800.00** of the Entrance Deposit reduced by \$100.00 for each month of residency up to **forty- eight (48) months**. After forty-eight (48) months of residency Stanley Total Living Center, Inc. shall be under no obligation to make a refund to the resident. Refunds will be within thirty (30) days of contract termination. The Company shall refund to residents in **the STLC Independent Apartments \$3,600.00** of the Entrance Deposit reduced by \$100.00 for each month of residency up to **thirty-six (36) months**. After thirty-six (36) months of residency Stanley Total Living Center, Inc. shall be under no obligation to make a refund to the resident. Refunds will be within thirty (30) days of contract termination.

Less than ten (10) years after execution of the contract and **prior to apartment occupancy** at Stanley Total Living Center, Inc. and after giving written notice, the resident shall receive a refund in full within 30 days with an interest rate based upon Fidelity Money Market rate of the month the contract was signed, accrued to the date of receipt of said request, thereon of the portion of the Entrance Deposit paid by the resident. No interest will be paid or accrued after 10 years of accumulated interest.

After occupancy has been established at Stanley Total Living Center in the Independent Living Center (apartments), should a resident decide to vacate the facility, the resident would be entitled to any refunds under CANCELLATION/TERMINATION PARAGRAPH E or F. The resident has the option of returning at a later date as apartments become vacant. Any refunds from the former occupancy would then become immediately due. Should the resident elect to move to a higher priced unit and/or if the entrance fee has been increased, the entrance fee previously paid would be credited toward the current entrance fee for the same or upgraded unit at the time a renewed contract is signed. The resident would not have any priority over any prospective resident who has obligated themselves for the next available unit for occupancy. They would be given every consideration possible in occupying a suitable unit but would be given equal treatment as any prospective resident. They would also be obligated for the current monthly fees in effect at the time of re-occupancy. In effect, the returning resident would be treated as a new resident but would be given credit for any entrance fees previously paid.

Should a resident elect to forgo an entrance fee upon entering the INDEPENDENT LIVING UNITS and pay the additional \$1,000 per month over normal monthly fees, after a period of 48 months, the monthly fees will be reduced by \$1,000 and the charges would be the same as those who paid an entrance fee, The monthly fees are subject to change, but are normally reviewed annually. There are no refunds available under this option. Refer to Cancellation/Termination for further information on refunds.

If a resident elects to pay the additional \$1,000 per month instead of an entrance fee; should that resident later wish to reverse that decision and pay the entrance fee, that decision must be made in the first three (3) months to get credit for the \$1,000 additional payment. After three (3) months, STLC has no obligation to refund the additional monthly payment. The resident can pay the entrance fee after three months to get the lower monthly rate.



Stanley Total Living Center, Inc.

514 OLD MT.HOLLY ROAD, STANLEY, NC 28164-2191 704-263-1986 FAX 704-263-8959

The following list is a breakdown of costs for Current Skilled Nursing, Assisted Living, and Independent Apartments. as of October 1, 2023.

NURSING HOME RATE

NH Private Room . . .	\$331.00/day
NH Semi-Private Room . . .	\$305.00/day
Oxygen concentrator	\$130.00/mth
Guest meals	\$8.50 each meal

ASSISTED LIVING RATE SCHEDULE

***NOTE—there are no private RH/ALU rooms available (all are semi-private)**

\$250 non-refundable deposit required upon admission, non-refundable after 30 days.

24 beds available certified for Medicaid or private pay. Studio semi-private with shared bathroom 380 sq/ft..

Level 1---\$169/day	Level 3---\$199/day
Level 2---\$183/day	Level 4---\$217/day

16 beds are available that are certified for Private pay(may only be admitted from the CCRC after 30 days or longer in a non-nursing area with a signed CCRC contract. These will be units with 2 private bedrooms and a shared Living Room and Bath. (435 sq. ft, shared by 2)

Level 1—\$174/day	Level 3--- \$206/day
Level 2---\$189/day	Level 4--- \$224/day

STANLEY TOTAL LIVING CENTER, INC

CURRENT RATES: October 1, 2023

<u>STLC APARTMENTS RATES</u>		<u>MONTHLY RATE</u>	<u>MONTHLY RATE</u>
Age 65+		<u>WITH</u>	<u>NO</u>
		<u>ENTRANCE FEE</u>	<u>ENTRANCE FEE</u>
	<u>ENTRANCE FEE</u>		
1 BEDROOM	\$30,000.00	\$3,234.00	\$4,234.00
2 BEDROOM	\$34,000.00	\$3,516.00	\$4,516.00

An additional person (spouse/sibling) will add \$500/month in any apartment unit.

<u>THE PARKE APARTMENT RATE</u>		<u>MONTHLY RATE</u>	<u>MONTHLY RATE</u>
Age 55+		<u>WITH</u>	<u>NO</u>
		<u>ENTRANCE FEE</u>	<u>ENTRANCE FEE</u>
	<u>ENTRANCE FEE</u>	<u>ENTRANCE FEE</u>	<u>ENTRANCE FEE</u>
1 Bedroom (716 sq ft)	\$30,000.00	\$3,234.00	\$4,234.00
1 Bedroom (849 sq ft)	\$32,000.00	\$3,371.00	\$4,371.00
2 Bedroom (969 sq ft)	\$34,000.00	\$3,516.00	\$4,516.00
2 Bedroom (1159 sq ft)	\$36,000.00	\$3,908.00	\$4,908.00

Additional person (Spouse, Sibling) would add \$500 to base rate.

Our disclosure statement is part of the apartment contract and provides the details that Accompanies the Apartment Agreement.

Each current and future Apartment resident will be evaluated by the Medical Committee to determine if health care assistance is needed. Assisted Living will be available for those who need additional health care. Health care center fees would apply.

The Apartments are for seniors who are still independent and able to function without assistance from Staff.

OTHER AVAILABLE SERVICES AT THE PARKE

- Oxygen Concentrator/IFill Machine \$130.00 / Mth
- Guest Meals \$8.50 (each meal)
- Any room in the Health Care center when available (Health Care fees would apply)
- Beauty Shop (see charges below)
- Exercise Room with equipment

Note – You may contact our beautician directly to make appointments for your family member.

Perm, Cut & Set	\$ 75.00	Haircut With Shampoo	\$ 25.00	Haircut	\$ 20.00
Shampoo, Cut & Set	\$ 45.00	Shampoo	\$ 10.00		
Color/Highlights	\$ 65.00	Family Provides Color/Product 10% off			
Cut & Set	\$ 35.00	Shampoo & Set	\$ 30.00	Beard Trim	\$ 10.00
Long Past Shoulder Color/Highlight \$90 (Family provide color 10% off)					

Primary physicians, Podiatrists, Dentists, Psychiatrists, and Ophthalmologists come to the facility routinely, but will bill insurances and private pay separately.

Notification of Fee Increases and Fee Change Policies:

The monthly charge is assessed to provide the facilities, programs, and services described in this agreement and is intended to meet the cost associated with the establishment, operation and management of Stanley Total Living Center, Inc. Stanley Total Living Center, Inc. shall have the authority to adjust the monthly charge from time-to-time during the term of this agreement as Stanley Total Living Center, Inc. at its discretion deems necessary in order to reflect changes in such costs of providing such facilities, programs and services described herein consistent with operating on a sound financial basis and maintaining the quality of services called for herein. Any such increase in monthly charges or other charges may be made by Stanley Total Living Center, Inc. upon thirty (30) days written notice to residents. Stanley Total Living Center, Inc. also reserves the right to revise and amend the basis of all charges.

FEE CHANGE POLICIES:

Fees are generally changed once annually but may be changed at any time. At least thirty days' notice is provided to residents before new fees take effect. The objective in setting fees is to keep them at the lowest feasible rates consistent with sound fiscal practices and maintenance of the quality of service.

Entrance Fees and Monthly Service Fees are also determined using actuarial modeling. The goal is to set fees that are sufficient to cover residents projected future needs as well as current needs.

CHANGES IN FEES FOR PREVIOUS FIVE YEARS

STLC & THE PARKE INDEPENDENT APARTMENTS

HISTORICAL CHANGES IN MAJOR FEES:

The following table shows average changes in the monthly service fees and health center daily charges over time. Note that it is the average dollar amount of the CHANGE in fees from year to year that is shown – NOT the fees themselves. All changes during this period occurred once per year.

	<u>2018-</u> <u>2019</u>	<u>2019-</u> <u>2020</u>	<u>2020-</u> <u>2021</u>	<u>2021-</u> <u>2022</u>	<u>2022</u> <u>2023</u>	<u>2023-</u> <u>2024</u>
Monthly Service Fee Changes-\$'s per month-Apartments Located at Stanley Total Living Center (closed for renovation):						
One Occupant	103	94	-0-	223	120	124(Under Renovation)
Two Occupants	103	106	-0-	110	130	135(Under Renovation)
Approx. Percent Increase	4%	3.5%	0%	5%	4%	4%(Under Renovation)

Health Center Room Fee Changes-\$'s per day						
Skilled	3	10	-0-	7	11	18
Approx. Percent Increase	1%	3.5%	0%	2%	4%	6^

	<u>2018-</u> <u>2019</u>	<u>2019-</u> <u>2020</u>	<u>2020-</u> <u>2021</u>	<u>2021</u> <u>2022</u>	<u>2022</u> <u>2023</u>	<u>2023-</u> <u>2024</u>
Monthly Service Fee Changes-\$'s per month-Apartments Located at The Parke						
One Occupant	106	98	-0-	142	120	124
Two Occupants	106	98	-0-	142	120	135
Approx. Percent Increase	4%	3.5%	0%	5%	4%	4%

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Monthly Fees for the Previous Five Years 2018-2023-Apartments Located at Stanley Total Living Center.						
<u>Apartment Units</u>						
1 BR-Single Occupant	\$2,673	\$2,767	\$2,767	\$2,990	\$3,110	\$3,234(Under Renovation)
1 BR-Double Occupant	\$3,123	\$3,217	\$3,217	\$3,490	\$3,610	\$3,734(Under Renovation)
2 BR-Single Occupant	\$3,035	\$3,141	\$3,141	\$3,251	\$3,381	\$3,516(Under Renovation)
2 BR-Double Occupant	\$3,485	\$3,591	\$3,591	\$3,751	\$3,881	\$4,016(Under Renovation)

<u>Recurring Monthly Fees- Apartments Located at Stanley Total Living Center:</u>						
Cable	\$25	\$25	\$25	-0-	-0-	-0-
Phone	\$20	\$20	\$20	-0-	-0-	-0-
Effective 10/01/2021, Recurring fees for Cable and Phone have been reduced to -0-.						

Daily fees for the Previous Five Years 2018-2023-Skilled Nursing						
Private Room	\$283	\$293	\$293	\$300	\$312	\$331
Semi-Private	\$261	\$270	\$270	\$277	\$288	\$305

There has been no change in other recurring fees for the Health Center.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Fees for the Previous Applicable Years 2018-2023-Apartments Located at The Parke:						
<u>Apartment Units-The Parke</u>						
1 BR-Single Occupant	\$2,752	\$2,848	\$2,848	\$2,990	\$3,110	\$3,234
1 BR-Double Occupant	\$3,202	\$3,298	\$3,298	\$3,440	\$3,585	\$3,371
2 BR-Single Occupant	\$2,991	\$3,096	\$3,096	\$3,251	\$3,381	\$3,516
2 BR-Double Occupant	\$3,441	\$3,546	\$3,546	\$3,701	\$3,856	\$3,908

There has been no change in other recurring fees since The Parke opened July 2016 thru Sept.2021. Effective 10/01/2021, Recurring fees at The Parke for Cable and Phone have been reduced to -0-.

STANLEY TOTAL LIVING CENTER, INC.

DISCLOSURE STATEMENT Fiscal Year September 30, 2023 Financial Information

Financial Overview

An overview of the financial results of the operation of Stanley Total Living Center, Inc. is contained in the audited financial statements found in Attachment 1.

Operating Reserve Calculation

Total operating expenses	<u>\$13,987,716</u>
Principle Payment on long-term debt Add	<u>\$ -0-</u>
Less Depreciation, if applicable:	<u>\$ 651,314</u>
Less Amortized Expenses, if applicable:	<u>\$ -0-</u>
Less Extraordinary Items, as approved by the Commissioner of Insurance:	<u>-0-</u>
Operating Cost Calculation:	<u>\$13,336,402</u>
Occupancy Factor:	<u>.50</u>
Operating Reserve Requirement:	<u>\$ 6,668,202</u>
Operating Reserve	<u>\$ 6,668,202</u>

The security by which Stanley Total Living Center, Inc. intends to fulfill its contractual financial obligations rests with the financial strength of the organization, its conservative methods of operation, and the integrity of the Board of Directors. The integrity and conservative nature of the individuals who serve on the Board of Directors and the churches they represent are well known in Stanley Total Living Center's service area.

All of Stanley Total Living Center's investments have been, for the past twenty-six years and are currently handled by Mr. Michael Dixon, Treasurer/CFO of the corporation and member of the Executive Committee of the Board of Directors. Mr. Dixon handles investments upon the direction of the Board of Directors. He has a bachelor's of science (BS) degree in chemistry and retired in 1998 after having been employed for twenty-seven (27) years by the Clariant Corporation in various positions, such as General Business Manager and Sales & Market Development Manager. If needed, these investments could be released at any time, upon approval by the Executive Committee of the Board of Directors. Mr. Dixon also is a licensed NC NH Administrator #1920.

Reserves, Trusts, Escrow accounts:

There are no accounts provided for as a result of any contracts with a lending institution. Our auditor has specified a reserve account to meet the requirements from the Department of Insurance who provides the license for ILU units.

SECTION VII

OTHER MATERIAL INFORMATION, AS APPLICABLE

There have been no past or current litigation, bankruptcy filings, receivership, liquidation, or impending action regarding the Stanley Total Living Center, Inc.

ATTACHMENT 1

CERTIFIED FINANCIAL STATEMENTS
Audited Financial Statement for 2022 & 2023

FINANCIAL STATEMENTS
STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
Years Ended September 30, 2023 and 2022

THOMAS E. GATEWOOD, JR., C.P.A., P.C.

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Thomas E. Gatewood, Jr. C.P.A. P.C.

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To the Board of Directors
Stanley Total Living Center, Inc.
Stanley, North Carolina

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the accompanying financial statements of Stanley Total Living Center, Inc. (a nonprofit organization), which comprise the statements of financial position as of September 30, 2023 and 2022, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Stanley Total Living Center, Inc. as of September 30, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Stanley Total Living Center, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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



THOMAS E. GATEWOOD, JR., CPA, PC

Winston Salem, North Carolina
January 15, -2024

EXHIBIT A

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30, 2023 AND 2022

<u>ASSETS</u>	<u>2023</u>	<u>2022</u>
<u>CURRENT ASSETS:</u>		
Cash - operating accounts	\$ 1,975,068	\$ 2,080,631
Note receivable (Note 4)	\$ 20,714	\$ 20,714
Accounts receivable:		
Intermediaries and residents	\$ 782,510	\$ 636,895
Employee Retention Credit (Note 15)	-0-	1,200,000
Other	19,455	15,973
	<u>\$ 801,965</u>	<u>\$ 1,852,868</u>
Prepaid expenses	\$ 37,156	\$ 36,031
Inventories (Note 2)	90,419	78,593
	<u>\$ 127,575</u>	<u>\$ 114,624</u>
<u>TOTAL CURRENT ASSETS</u>	<u>\$ 2,925,322</u>	<u>\$ 4,068,837</u>
<u>PROPERTY, PLANT AND EQUIPMENT: (Note 2)</u>		
Land	\$ 280,000	\$ 280,000
Buildings and improvements	17,951,574	17,836,611
Equipment	2,903,250	2,769,691
Vehicles	72,040	72,040
	<u>\$21,206,864</u>	<u>\$20,958,342</u>
Less accumulated depreciation	8,663,745	8,052,386
<u>NET PROPERTY, PLANT AND EQUIPMENT</u>	<u>\$12,543,119</u>	<u>\$12,905,956</u>
<u>OTHER ASSETS:</u>		
Investments - Other (Notes 2, 5 and 6)		
Unrestricted - cash and investments	\$ 3,812,645	\$ 2,658,777
Restricted for operating reserve:		
Cash and investments	5,357,316	5,233,916
	<u>\$ 9,169,961</u>	<u>\$ 7,892,693</u>
Note receivable - due after one year	\$ 62,143	\$ 82,857
<u>TOTAL OTHER ASSETS</u>	<u>\$ 9,232,104</u>	<u>\$ 7,975,550</u>
<u>TOTAL ASSETS</u>	<u>\$24,700,545</u>	<u>\$24,950,343</u>

The accompanying notes of these financial statements are an integral part of this statement. See Accountants' Report.

LIABILITIES AND NET ASSETS

	<u>2023</u>	<u>2022</u>
<u>CURRENT LIABILITIES:</u>		
Accounts payable:		
Trade	\$ 360,514	\$ 171,884
Employee Retention Credit Fee (Note 15)	-0-	180,000
Patient	14,353	14,247
	<u>\$ 374,867</u>	<u>\$ 366,131</u>
Accrued expenses:		
Salaries and wages	\$ 358,459	\$ 269,523
<u>TOTAL CURRENT LIABILITIES</u>	<u>\$ 733,326</u>	<u>\$ 635,654</u>
<u>LONG-TERM LIABILITIES:</u>		
Refundable entrance fees (Note 2)	\$ 17,300	\$ 15,500
Deferred revenue from advance fees (Note 2)	231,450	212,465
<u>TOTAL LONG-TERM LIABILITIES</u>	<u>\$ 248,750</u>	<u>\$ 227,965</u>
<u>TOTAL LIABILITIES</u>	<u>\$ 982,076</u>	<u>\$ 863,619</u>
<u>NET ASSETS:</u>		
Net assets without donor restrictions	\$23,718,469	\$24,086,724
<u>TOTAL LIABILITIES AND NET ASSETS</u>	<u>\$24,700,545</u>	<u>\$24,950,343</u>

EXHIBIT B

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED SEPTEMBER 30, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
<u>CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS</u>		
<u>OPERATING REVENUE:</u>		
Residents' room, board, and nursing care	\$11,880,040	\$ 8,667,977
<u>OPERATING EXPENSES:</u>		
General operations and administration	13,041,450	10,432,410
	<u>\$(1,161,410)</u>	<u>\$(1,764,433)</u>
Depreciation and amortization	641,314	648,662
	<u>\$(1,802,724)</u>	<u>\$(2,413,095)</u>
<u>OTHER REVENUES (EXPENSES) AND SUPPORT:</u>		
Employee Retention Credit - Net (Note 15)	-0-	1,020,000
HHS Care Payments	-0-	366,539
COVID-19 Reimbursements	3,375	148,592
Medicaid Covid-19 Reimbursements	-0-	855,383
Contributions received - Foundation	715	24,650
Contributions received - Other	11,720	3,426
Interest income	2,179	2,486
Gain (loss) on disposal of assets	(4,770)	(3,912)
Investment income on long term investments	483,559	417,253
Realized gains (losses) on long term investments	(901,880)	69,753
Unrealized gain (loss) on long term investments	1,839,571	(2,791,368)
<u>TOTAL OTHER REVENUES (EXPENSES) AND SUPPORT</u>	<u>\$ 1,434,469</u>	<u>\$ 112,802</u>
<u>INCREASE (DECREASE) IN NET ASSETS</u>		
<u>WITHOUT DONOR RESTRICTIONS</u>	\$ (368,255)	\$ (2,300,293)
<u>NET ASSETS - BEGINNING OF YEAR</u>	<u>24,086,724</u>	<u>26,387,017</u>
<u>NET ASSETS - END OF YEAR</u>	<u>\$23,718,469</u>	<u>\$24,086,724</u>

The accompanying notes of these financial statements are an integral part of this statement. See Accountants' Report.

EXHIBIT C

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
<u>OPERATIONAL CASH FLOWS:</u>		
Increase (decrease) in net assets (Exhibit B)	\$ (368,255)	\$ (2,300,293)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	641,314	648,662
Amortization of deferred revenue from advance fees	(69,315)	(64,555)
Advance fee deposits received - net	90,100	115,200
Loss on disposal of assets	4,770	3,912
Net unrealized (gains) losses on long term investments	<u>(1,839,571)</u>	<u>2,791,368</u>
	<u>\$ (1,540,957)</u>	<u>\$ 1,194,294</u>
Changes in operating asset and liability items:		
(Increase) decrease in notes receivable	\$ 20,714	\$ 20,715
(Increase) decrease in accounts receivable	1,050,903	(1,202,698)
(Increase) decrease in prepaid expenses	(1,125)	442
(Increase) decrease in inventories	(11,826)	11,265
Increase (decrease) in accounts payable	8,736	127,896
Increase (decrease) in accrued expenses	88,936	41,266
	<u>\$ 1,156,338</u>	<u>\$ (1,001,114)</u>
<u>NET CASH FLOWS PROVIDED(USED) BY OPERATIONS</u>	<u>\$ (384,619)</u>	<u>\$ 193,180</u>
<u>INVESTING ACTIVITIES:</u>		
Acquisition of property, construction in progress and equipment	\$ (283,247)	\$ (204,590)
Proceeds on sale of securities	6,230,177	1,225,187
Purchase of investments	<u>(5,667,874)</u>	<u>(1,711,332)</u>
<u>NET CASH PROVIDED(USED) BY INVESTING ACTIVITIES</u>	<u>\$ 279,056</u>	<u>\$ (690,735)</u>
Net (decrease) in cash balance	\$ (105,563)	\$ (497,555)
Cash at beginning of year	<u>2,080,631</u>	<u>2,578,186</u>
Cash at end of year	<u>\$ 1,975,068</u>	<u>\$ 2,080,631</u>

The accompanying notes of these financial statements are an integral part of this statement. See Accountants' Report.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 1: DESCRIPTION OF ORGANIZATION

Stanley Total Living Center, Inc. (the Organization) is a nonprofit corporation, organized under the laws of the State of North Carolina for the purpose of developing and owning health care facilities. The Organization is exempt from income taxes under section 501(c)(3) of the Internal Revenue Code.

Management and general activities include the functions necessary to provide support for the Organization's program activities. They include activities that provide governance (Board of Directors), oversight, business management, financial recordkeeping, budgeting, human resource management and similar functions that ensure an adequate working environment and an adequate employment program.

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

The Organization prepares its financial statements in accordance with generally accepted accounting principles promulgated in the United States of America (U.S. GAAP) for not-for-profit entities. The significant accounting and reporting policies used by the Organization are described subsequently to enhance the usefulness and understandability of the financial statements.

BASIS OF ACCOUNTING

The Organization prepares its financial statements using the accrual basis of accounting and accounting principles generally accepted in the United States of America.

NET ASSETS

The financial statements report net assets and changes in net assets in two classes that are based upon the existence or absence of restrictions on use that are placed by its donors as follows:

NET ASSETS WITHOUT DONOR RESTRICTIONS

Net assets without donor restrictions are resources available to support operations. The only limits on the use of these net assets are the broad limits resulting from the nature of the Organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax exempt status, and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES (Continued)

NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are resources that are restricted by a donor for use for a particular purpose or in a particular future period. Some donor-imposed restrictions are temporary in nature, and the restriction will expire when the resources are used in accordance with the donor's instructions or when the stipulated time has passed. Other donor-imposed restrictions are perpetual in nature. The Organization must continue to use the resources in accordance with the donor's instructions.

The Organization's unspent contributions are included in this class if the donor limited their use, as are its donor-restricted endowment funds and its beneficial interest in a perpetual charitable trust held by a bank trustee.

When a donor's restriction is satisfied, either by using the resources in the manner specified by the donor or by the passage of time, the expiration of the restriction is reported in the financial statements by reclassifying the net assets from assets with donor restrictions to net assets without donor restrictions. Net assets restricted for acquisition of buildings or equipment are reported as net assets with donor restrictions until the specified asset is placed in service by the Organization, unless the donor provides more specific directions about the period of its use.

CLASSIFICATION OF TRANSACTIONS

All revenues and net gains are reported as increases in net assets without donor restrictions in the statement of activities unless the donor specified the use of the related resources for a particular purpose or in a future period. All expenses and net losses other than losses on endowment investments are reported as decreases in net assets without donor restrictions. Net gains on endowment investments increase net assets with donor restrictions and net losses on endowment investments reduce that net asset class.

CASH AND CASH EQUIVALENTS

For the purpose of the statement of cash flows, cash with maturity date no longer than ninety days (90) consists of the following:

	<u>2023</u>	<u>2022</u>
Cash in Bank	\$ 1,974,718	\$ 2,080,281
Petty Cash	350	350
	<u>\$ 1,975,068</u>	<u>\$ 2,080,631</u>

The Organization maintains their cash in banks at federally insured institutions. The balance of some of the accounts during the year, and at September 30, 2023 and 2022 exceeded the federally insured limits.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES (Continued)

ACCOUNTS RECEIVABLE - INTERMEDIARIES

Accounts receivable from intermediaries - Division of Medical Assistance and Palmetto GBA - represents the balances due at September 30, 2023 and 2022 for patient services rendered. Management feels that because the preponderance of the Organization's accounts receivables are due from Medicaid or Medicare intermediaries no allowance for bad debts is recognized. The Organization's management reviews the accounts receivables due from non-governmental sources at year end to determine the accounts to be written off for the year.

INVENTORIES

Inventories consist of medical, food, dietary and housekeeping supplies. The inventories are stated at cost. Cost is determined by the first-in, first-out (FIFO) method.

PREPAID ASSETS

Prepaid assets are primary expenses prepaid for a future period.

PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment is stated at cost when acquired by purchase and at estimated market values when acquired by gift. Depreciation is computed on the straight-line basis using the following estimated useful lives:

Building	30 - 50 years
Equipment	5 - 10 years
Furniture	10 years
Vehicles	5 years

FAIR VALUE MEASUREMENTS

The Organization's financial instruments consist primarily of cash and investments. The carrying amount of cash, grants receivable, accounts receivable and accounts payable approximate their fair value due to the short-term nature of such instruments.

INVESTMENTS

The Organization follows the Not-For-Profit Entities subtopic of the FASB Accounting Standards Codification with respect to investments. Under this subtopic, investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statement of financial position. Unrealized gains and losses are included in the change in net assets.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES (Continued)

ESTIMATES AND ASSUMPTIONS

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

DEBT ISSUANCE EXPENSE

The debt issuance expense is being amortized over the life of the bonds payable.

REFUNDABLE ENTRANCE FEES

Advance entrance fee deposits are fully refundable prior to becoming a resident of the facility. After becoming a resident, (occupancy for 30 days), these fees are non-refundable except for independent living units which are refundable at \$3,600/\$4,800 reduced by \$100 per month of occupancy. All non-refundable fees are reclassified to deferred revenue from advanced fees.

DEFERRED REVENUE FROM ADVANCED FEES

Advanced fees that are not refundable represent payment for future services. The Organization amortizes these fees on the straight-line method. The amortization period is based on the residents' expected remaining life span at their date of entrance into the facility. The expected remaining life span is determined by using ordinary life annuity tables. If a resident vacates the facility, any non-refundable fees will be taken into income in the current period.

ADVERTISING

The Organization's policy is to expense advertising costs as the costs are incurred.

EXPENSE RECOGNITION AND ALLOCATION

The cost of providing the Organization's programs and other activities is summarized on a functional basis (see Note 16). Expenses that can be identified with a specific program or support service are charged directly to that program or support service. Costs common to multiple functions have been allocated among the various functions benefited using a reasonable allocation method that is consistently applied as follows:

Salaries and wages, benefits and payroll taxes are allocated based on activity reports prepared by key personnel.

Occupancy, depreciation and interest are allocated on a square foot basis dependent on the programs and supporting activities occupying the space.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES (Continued)

EXPENSE RECOGNITION AND ALLOCATION (Continued)

Telephone and internet services, insurance and supplies and other expenses that cannot be directly identified are allocated on the basis of employee headcount for each program and supporting activity.

Every three years the allocations are reevaluated.

General and administrative expenses include those costs that are not directly identifiable with any specific program, but which provide for the overall support and direction of the Organization.

Fundraising costs are expensed as incurred, even though they may result in contributions received in future years. The Organization generally does not conduct its fundraising activities in conjunction with its other activities.

LEASE ACCOUNTING POLICY

In February 2016, the Financial Accounting Standards Board (FASB) issued guidance (Accounting Standards Codification (ASC) 842, *Leases*) to increase transparency and comparability among organizations by requiring the recognition of right-of-use (ROU) assets and lease liabilities on the balance sheet. Most prominent among the changes in the standard is the recognition of ROU assets and lease liabilities by lessees for those leases classified as operating leases. Under the standard, disclosures are required to meet the objective of enabling users of financial statements to assess the amount, timing, and uncertainty of cash flows arising from leases.

The Organization adopted Accounting Standards Update (ASU) No. 2016-02, *Leases* and the related amendments for the accounting period beginning October 1, 2022. We identified one operating lease for the copier. The Organization set a lease capitalization policy of 1% of net property, plant and equipment. It was determined that the copier lease does not meet this threshold and, therefore will not be recorded as an operating lease under ASC 842. The copier lease payments will be expensed as incurred.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 3: LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of September 30, 2023 are:

Financial Assets		
Cash and Cash Equivalents	\$ 1,975,068	
Accounts Receivable - Net	782,510	
Long Term Investments	<u>9,169,961</u>	
Total Financial Assets		\$11,927,539
Less Restricted for Operating Reserve		<u>(5,357,316)</u>
Amount Available for General Expenditures Within One Year		<u>\$ 6,570,223</u>

NOTE 4: NOTE RECEIVABLE

During the year 2020, Stanley Total Living Center, Inc. loaned the First Presbyterian Church, located in Stanley, North Carolina, \$145,000. Terms of the non-interest bearing loan are \$20,714 per year beginning April 1, 2021.

NOTE 5: INVESTMENTS

Investments are comprised of the following:

As of September 30, 2023

	<u>COST</u>	<u>UNREALIZED GAIN</u>	<u>FAIR VALUE</u>
Cash and Cash Equivalents	\$ 5,400,895	\$ -0-	\$ 5,400,895
Stock Equity	985,449	375,784	1,361,233
Mutual Funds	<u>2,219,539</u>	<u>188,294</u>	<u>2,407,833</u>
	<u>\$ 8,605,883</u>	<u>\$ 564,078</u>	<u>\$ 9,169,961</u>

As of September 30, 2022

	<u>COST</u>	<u>UNREALIZED GAIN</u>	<u>FAIR VALUE</u>
Cash and Cash Equivalents	\$ 1,204,484	\$ -0-	\$ 1,204,484
Stock Equity	3,649,983	(592,580)	3,057,403
Mutual Funds	<u>4,313,719</u>	<u>(682,913)</u>	<u>3,630,806</u>
	<u>\$ 9,168,186</u>	<u>\$(1,275,493)</u>	<u>\$ 7,892,693</u>

Cash and investments restricted for operating reserve is as follows:

	<u>2023</u>	<u>2022</u>
Fidelity	\$ 8,603,564	\$ 7,393,295
T. Rowe Price	566,397	499,398
	<u>\$ 9,169,961</u>	<u>\$ 7,892,693</u>

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 6: FAIR VALUE MEASUREMENTS

The Fair Value Measurements and Disclosures topic of the FASB Accounting Standards Codification 820-10 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. This hierarchy consists of three broad levels: Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets and have the highest priority, Level 2 inputs consist of observable inputs other than quoted prices for identical assets, and Level 3 inputs have the lowest priority. The Organization uses appropriate valuation techniques based on the available inputs to measure the fair value of its investments. When available, the Organization measures fair value using Level 1 inputs because they generally provide the most reliable evidence of fair value. Level 3 inputs would be used only when Level 1 or Level 2 inputs are not available. The Organization has elected under Section 825 of the code to value the investments as of the beginning of their respective current year.

The fair values were computed as follows:

As of September 30, 2023

	<u>FAIR VALUE</u>	<u>QUOTED MARKET PRICE LEVEL 1</u>
Cash and Cash Equivalents	\$ 5,400,895	\$ 5,400,895
Stock Equity	1,361,233	1,361,233
Mutual Funds	<u>2,407,833</u>	<u>2,407,833</u>
	<u>\$ 9,169,961</u>	<u>\$ 9,169,961</u>

As of September 30, 2022

	<u>FAIR VALUE</u>	<u>QUOTED MARKET PRICE LEVEL 1</u>
Cash and Cash Equivalents	\$ 1,204,484	\$ 1,204,484
Stock Equity	3,057,403	3,057,403
Mutual Funds	<u>3,630,806</u>	<u>3,630,806</u>
	<u>\$ 7,892,693</u>	<u>\$ 7,892,693</u>

NOTE 7: CONCENTRATION- MEDICAID/ MEDICARE REVENUE

Revenues of \$7,497,045 (\$6,678,832 in 2022) under the Medicare and Medicaid program were received during the year subject to subsequent audit with possible retroactive adjustments by the intermediaries.

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 8: RETIREMENT PLAN

The Organization has a 403(b) retirement plan. The plan covers all employees with one year of service (1,000 or more hours are required to constitute one year of service). The organization's contribution is based on matching 50% of the first 4% of salary deferral elected by each eligible employee. The Organization's contribution for the year ended September 30, 2023 were \$26,765 (\$26,615 in 2022).

NOTE 9: LEASE EXPENSE

The Organization currently has the following leases:

	<u>ANNUAL LEASE EXPENSE</u>
Copier Equipment	
60 Month Term - Beginning January 15, 2023	
Payment - \$700 Per Month	\$ <u>6,812</u>

NOTE 10: SUPPLEMENTAL DISCLOSURES - STATEMENT OF CASH FLOWS

The Organization is exempt from paying income taxes under IRS Code Section 501(c)(3).

NOTE 11: STANLEY TOTAL LIVING CENTER FOUNDATION

Stanley Total Living Center Foundation, a 501(c)(3) non-profit organization was formed for the purpose of raising funds and providing support to Stanley Total Living Center, Inc. The assets of the Foundation are not carried on the books of the Organization since they do not meet the requirements of the Financial Accounting Standards Board FASB ASC 958. The fair market value of the investment assets in the Foundation at September 30, 2023 and 2022 were \$4,901,209 and \$4,283,392, respectively.

NOTE 12: CHARITY CARE

Stanley Total Living Center, Inc. provides services at no charge, or amounts less than established rates, to residents who meet the criteria of its charity care policy. Usually, criteria is based on the ability to pay for the financial obligations of health care services.

Charity care also extends to the community in providing health care clinics and other activities.

The net cost of charity care provided was approximately \$1,417,228 during the year ended September 30, 2023 (\$1,328,143 for 2022).

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 13: OPERATING RESERVE

The North Carolina Department of Insurance requires Stanley Total Living Center Inc. to show the operating reserve calculated by forecasting the expenditures for the years 2023 and 2022 on Exhibit "A", Statements of Financial Position, as restricted funds. Since the Organization's occupancy falls below the ninety percent (90%), the restricted reserve is based on 50% of the calculated expenditures as follows:

	<u>2023</u>	<u>2022</u>
Forecasted Operating Expenditures	\$ 11,373,292	\$ 11,156,590
Less Depreciation	(658,662)	(688,760)
Total Operating Costs	<u>\$ 10,714,630</u>	<u>\$ 10,467,830</u>
Occupancy Factor	50%	50%
Operating Reserve Requirement	<u>\$ 5,357,316</u>	<u>\$ 5,233,916</u>

NOTE 14: EXPENSES BY NATURE AND FUNCTION

Not-for-profit organizations are required to analyze their expenses by nature and function as to operating and administrative expenses. These expenses are allocated by time studies, square footage and other appropriate measures. The following is a summary of Stanley Total Living Center's expenses:

	<u>2023</u>	<u>2022</u>
Operating Expense		
Salaries, Benefits and Taxes	\$ 8,879,958	\$ 6,973,525
Nursing, Rehabilitation, Supplies and Contract Services	1,671,678	1,438,319
Operation and Maintenance	577,068	541,427
Food and Dietary	551,289	427,511
Activity and Social	17,511	16,777
Depreciation	596,672	602,787
	<u>\$12,294,176</u>	<u>\$10,000,346</u>
Management and General		
Salaries, Benefits and Taxes	\$ 867,887	\$ 730,544
Administrative - Other	324,413	158,649
Operation and Maintenance	44,560	60,158
Depreciation and Amortization	44,642	45,875
Investment Expense	107,086	85,500
	<u>\$ 1,388,588</u>	<u>\$ 1,080,726</u>
<u>TOTAL EXPENSES</u>	<u>\$13,682,764</u>	<u>\$11,081,072</u>

STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

NOTE 15: EMPLOYEE RETENTION CREDIT

Stanley Total Living Center, Inc. is eligible for the Employee Retention Credit ("ERC") under the CARES Act, which is a refundable tax credit against certain employment taxes. The Organization applied for the ERC for the quarters applicable in 2020 and 2021. The anticipated refund was approximately \$1,200,000, less fees of \$180,000. The net amount of \$1,020,000 has been included in revenue on Exhibit "B" for 2022.

During the year 2023, the Organization received a total of \$1,318,479, less fees of \$197,772.

NOTE 16: RECLASSIFICATION

Various items on the financials for the year 2022 were reclassified to be comparable to 2023. These reclassifications had no effect to the net assets or statement of activities.

NOTE 17: SUBSEQUENT EVENTS

Management has evaluated the subsequent events through January 15, 2024, the date of these financial statements. No additional disclosures are required based upon their evaluation.

ATTACHMENT 2

**FIVE YEAR FORECASTED STATEMENTS
FOR 2024-2028; INCLUDES EXPECTED
REVENUE AND INCOME FOR ALL FACILITIES
OF STANLEY TOTAL LIVING CENTER, INC.**

FORECASTED FINANCIAL STATEMENTS
STANLEY TOTAL LIVING CENTER, INC.
STANLEY, NORTH CAROLINA

September 30, 2024, 2025, 2026, 2027 and 2028

THOMAS E. GATEWOOD, JR., C.P.A., P.C.

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Thomas E. Gatewood, Jr. C.P.A. P.C.

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INDEPENDENT ACCOUNTANT'S REPORT

To The Board of Directors
Stanley Total Living Center, Inc.
Stanley, North Carolina

We have compiled the accompanying forecasted statements of financial position, statements of activities, changes in net assets and statements of cash flows of Stanley Total Living Center, Inc. as of September 30, 2024, 2025, 2026, 2027 and 2028, and for the year's then ending, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation of forecasted statements is limited to presenting in the form of a forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying forecasted statements or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit substantially all disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows for the periods presented. Accordingly, the accompanying presentations are not designed for those who are not informed about such matters.


THOMAS E. GATEWOOD, JR., CPA, PC

January 15, 2024

STANLEY TOTAL LIVING CENTER, INC
 FORECASTED STATEMENTS OF FINANCIAL POSITION
 SEPTEMBER 30,

	<u>2024</u>	<u>2025</u>
ASSETS		
CURRENT ASSETS		
CASH AND CASH EQUIVALENT	\$ 2,250,000	\$ 2,250,000
NET PATIENT ACCOUNTS RECEIVABLE	702,832	724,067
NOTE RECEIVABLE	62,143	41,429
OTHER CURRENT ASSETS	<u>103,148</u>	<u>105,343</u>
TOTAL CURRENT ASSETS	\$ <u>3,118,123</u>	\$ <u>3,120,839</u>
NET PROPERTY PLANT, EQUIPMENT AND CONSTRUCTION	\$ <u>12,091,805</u>	\$ <u>11,618,444</u>
INVESTMENTS:		
RESTRICTED FOR OPERATING RESERVE	\$ 6,668,202	\$ 6,868,249
UNRESTRICTED	<u>3,658,865</u>	<u>4,605,981</u>
TOTAL INVESTMENTS	\$ <u>10,327,067</u>	\$ <u>11,474,230</u>
	\$ <u>22,418,872</u>	\$ <u>23,092,674</u>
TOTAL ASSETS	\$ <u>25,536,995</u>	\$ <u>26,213,513</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES	\$ 959,188	\$ 987,963
DEFERRED REVENUES - REFUNDABLE	14,378	11,456
DEFERRED REVENUES - NON REFUNDABLE	<u>226,372</u>	<u>221,294</u>
	-	-
TOTAL LIABILITIES	\$ <u>1,199,938</u>	\$ <u>1,220,713</u>
NET ASSETS		
WITHOUT DONOR RESTRICTIONS	\$ 24,337,057	\$ 24,992,800
	-	-
	\$ <u>24,337,057</u>	\$ <u>24,992,800</u>
TOTAL LIABILITIES AND NET ASSETS	\$ <u>25,536,995</u>	\$ <u>26,213,513</u>

The Accompanying Notes of these Financial Statements are an Integral Part of This Statement.
 See Accountant's Report

<u>2026</u>	<u>2027</u>	<u>2028</u>
\$ 2,250,000	\$ 2,250,000	\$ 2,250,000
745,939	768,467	791,671
20,715	-	-
<u>107,603</u>	<u>109,931</u>	<u>112,329</u>
\$ 3,124,257	\$ 3,128,398	\$ 3,154,000
\$ 11,115,083	\$ 10,581,722	\$ 10,018,361
\$ 7,074,296	\$ 7,286,525	\$ 7,505,121
5,601,625	6,647,649	7,725,261
<u>\$ 12,675,921</u>	<u>\$ 13,934,174</u>	<u>\$ 15,230,382</u>
\$ 23,791,004	\$ 24,515,896	\$ 25,248,743
\$ 26,915,261	\$ 27,644,294	\$ 28,402,743
\$ 1,017,602	\$ 1,048,130	\$ 1,079,574
8,534	5,612	2,690
216,216	211,138	206,060
-	-	-
<u>\$ 1,242,352</u>	<u>\$ 1,264,880</u>	<u>\$ 1,288,324</u>
\$ 25,672,909	\$ 26,379,414	\$ 27,114,419
-	-	-
<u>\$ 25,672,909</u>	<u>\$ 26,379,414</u>	<u>\$ 27,114,419</u>
\$ 26,915,261	\$ 27,644,294	\$ 28,402,743

The Accompanying Notes of these Financial Statements are an Integral Part of This Statement.
See Accountant's Report

STANLEY TOTAL LIVING CENTER, INC
 FORECASTED STATEMENTS OF ACTIVITY AND CHANGES IN NET ASSETS
 FOR THE YEARS ENDED SEPTEMBER 30,

	<u>2024</u>	<u>2025</u>
CHANGE IN UNRESTRICTED NET ASSETS		
OPERATING REVENUE:		
SKILLED NURSING CARE	\$ 12,493,987	\$ 12,868,807
ASSISTED LIVING	1,053,200	1,084,796
APARTMENT FEES	806,075	830,257
ENTRANCE FEES - AMORTIZED	48,000	48,000
OTHER OPERATING REVENUE	<u>26,000</u>	<u>26,000</u>
TOTAL OPERATING REVENUE	<u>\$ 14,427,262</u>	<u>\$ 14,857,860</u>
OPERATING EXPENSES:		
SALARIES AND BENEFITS	\$ 10,197,886	10,503,823
OTHER OPERATING EXPENSES:		
HEALTH CARE	1,550,830	1,597,356
SOCIAL AND ACTIVITIES	19,119	19,693
MAINTENANCE, LAUNDRY AND HOUSEKEEPING	619,107	637,680
DIETARY	534,377	550,408
ADMINISTRATIVE	400,731	412,753
DEPRECIATION	651,314	673,361
INTEREST	-	-
BAD DEBT EXPENSE	<u>14,352</u>	<u>14,784</u>
	<u>\$ 13,987,716</u>	<u>\$ 14,409,858</u>
GAIN FROM OPERATIONS	\$ 439,546	\$ 448,002
NON OPERATING INCOME		
INVESTMENT INCOME AND REALIZED GAINS	130,000	130,000
UNREALIZED GAINS	53,399	76,541
CONTRIBUTIONS RECEIVED	<u>1,200</u>	<u>1,200</u>
INCREASE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	<u>\$ 624,145</u>	<u>\$ 655,743</u>
INCREASE IN NET ASSETS WITHOUT DONOR RESTRICTION, DEPRECIATION AND INTEREST	<u>\$ 1,174,060</u>	<u>\$ 1,204,563</u>
LONG-TERM DEBT SERVICE COVERAGE	<u>-</u>	<u>-</u>

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<u>2026</u>	<u>2027</u>	<u>2028</u>
\$ 13,254,871	\$ 13,652,517	\$ 14,062,093
1,117,340	1,150,860	1,185,386
855,165	880,820	907,245
48,000	48,000	48,000
26,000	26,000	26,000
<u>\$ 15,301,376</u>	<u>\$ 15,758,197</u>	<u>\$ 16,228,724</u>
10,818,938	11,143,506	11,477,811
1,645,276	1,694,634	1,745,473
20,284	20,893	21,520
656,810	676,514	696,809
566,920	583,928	601,446
425,136	437,890	451,027
703,361	733,361	763,361
-	-	-
15,227	15,684	16,155
<u>\$ 14,851,952</u>	<u>\$ 15,306,410</u>	<u>\$ 15,773,602</u>
\$ 449,424	\$ 451,787	\$ 455,122
130,000	130,000	130,000
99,485	123,518	148,683
1,200	1,200	1,200
<u>\$ 680,109</u>	<u>\$ 706,505</u>	<u>\$ 735,005</u>
<u>\$ 1,235,985</u>	<u>\$ 1,268,348</u>	<u>\$ 1,301,683</u>
-	-	-

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STANLEY TOTAL LIVING CENTER
 FORECASTED CASH FLOW
 FOR THE YEARS ENDED SEPTEMBER 30,

	<u>2024</u>	<u>2025</u>
CASH FLOWS FROM OPERATING ACTIVITIES	\$ 624,145	\$ 655,743
CHANGE IN NET ASSETS		
ADJUSTMENTS TO RECONCILE CHANGE IN NET ASSETS		
TO NET CASH PROVIDED BY OPERATING ACTIVITIES	651,314	673,361
DEPRECIATION AND AMORTIZATION	14,352	14,784
PROVISION FOR BAD DEBTS	(48,000)	(48,000)
AMORTIZATION OF DEFERRED REVENUE	40,000	40,000
ADVANCE FEE DEPOSITS RECEIVED	(53,399)	(76,541)
UNREALIZED GAINS ON LONG-TERM INVESTMENTS		
NET CHANGE IN ASSETS AND LIABILITIES:		
PATIENT ACCOUNTS RECEIVABLE	59,831	(36,019)
NOTE RECEIVABLE	20,714	20,714
EMPLOYEE RETENTION CREDIT	-	-
OTHER CURRENT ASSETS	24,427	(2,195)
CURRENT LIABILITIES	245,255	28,775
	<u>\$ 1,578,639</u>	<u>\$ 1,270,622</u>
NET CASH FROM OPERATING ACTIVITIES		
CASH FLOWS FROM INVESTING ACTIVITIES		
PURCHASE OF PROPERTY AND EQUIPMENT	\$ (200,000)	\$ (200,000)
(INCREASE) DECREASE IN LONG-TERM INVESTMENTS	(1,103,707)	(1,070,622)
NET CASH FROM (USED BY) INVESTING ACTIVITIES	<u>\$ (1,303,707)</u>	<u>\$ (1,270,622)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
	\$ -	\$ -
NET CASH (USED BY) FINANCING ACTIVITIES	<u>\$ -</u>	<u>\$ -</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	\$ 274,932	\$ -
BEGINNING CASH AND CASH EQUIVALENTS	1,975,068	2,250,000
ENDING CASH AND CASH EQUIVALENTS	<u>\$ 2,250,000</u>	<u>\$ 2,250,000</u>

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<u>2026</u>	<u>2027</u>	<u>2028</u>
\$ 680,109	\$ 706,505	\$ 735,005
703,361	733,361	763,361
15,227	15,684	16,155
(48,000)	(48,000)	(48,000)
40,000	40,000	40,000
(99,485)	(123,518)	(148,683)
(37,100)	(38,212)	(39,359)
20,714	20,715	-
(2,260)	(2,328)	(2,398)
<u>29,639</u>	<u>30,528</u>	<u>31,444</u>
<u>\$ 1,302,205</u>	<u>\$ 1,334,735</u>	<u>\$ 1,347,525</u>
\$ (200,000)	\$ (200,000)	\$ (200,000)
<u>(1,102,205)</u>	<u>(1,134,735)</u>	<u>(1,147,525)</u>
<u>\$ (1,302,205)</u>	<u>\$ (1,334,735)</u>	<u>\$ (1,347,525)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ -	\$ -	\$ -
<u>2,250,000</u>	<u>2,250,000</u>	<u>2,250,000</u>
<u>\$ 2,250,000</u>	<u>\$ 2,250,000</u>	<u>\$ 2,250,000</u>

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STANLEY TOTAL LIVING CENTER
FORECASTED FINANCIAL STATEMENT ASSUMPTIONS

GENERAL: The projections are based on the Stanley Total Living Center's September 30, 2023 Financial Statements and adjusted, based on the following assumptions:

ASSETS:

Cash:

Cash is maintained for operations at \$2,250,000 after satisfying the restricted reserve

Net Patient Accounts Receivable:

Days in accounts receivable is forecasted to be 18 days. The bad debt reserve is forecasted to be approximately \$5,000.

Other Current Assets:

Other current assets are made up of the following components:

1. Inventories are forecasted to be 3% of medical and dietary supplies
2. Other receivables are kept constant for the five year period at \$30,000
3. Prepaid expenses are estimated to be 2.5% of general administrative expense

Net Property, Plant and Equipment:

Current plant and plant equipment was used to forecast depreciation cost plus additional purchases, were forecasted as follows:

2024	\$ 200,000
2025	\$ 200,000
2026	\$ 200,000
2027	\$ 200,000
2028	\$ 200,000

Restricted Assets:

Restricted assets and investments recorded at fair market value are increased or decreased based on the forecasted earnings and anticipated cash flow requirements in the forecast. They are restricted for operating reserves and debt servicing.

LIABILITIES AND FUND BALANCES:

Current Liabilities:

Current liabilities are forecasted to be 7.20% of total operating expenses.

Long-Term Liabilities:

Refundable entrance fees will be increased by the addition of \$40,000 per year and reduced by the forecasted amortization of \$48,000 per year.

Fund Balance:

The fund balance is increased by net income.

STANLEY TOTAL LIVING CENTER
FORECASTED FINANCIAL STATEMENT ASSUMPTIONS

OPERATING REVENUES:

Net Patient Revenue:

Patient revenues are forecasted on the following assumptions:

Health care census will be 85 percent (85%) occupancy.

Patient per diem revenues are forecasted to increase as follows:

2024, 2025, 2026, 2027 and 2028 3.0%

Stanley Total Living Center, Inc. does not anticipate Medicare or Medicaid paybacks from the revenues they receive.

Other Operating Revenue:

Other operating revenues that are forecasted based on history will remain relatively constant.

Contributions are fixed at \$1,200.

DEPRECIATION:

Forecasts reflect plant asset depreciation schedules for 2024, 2025, 2026, 2027 and 2028 as well as depreciation from expected expenditures. Computed on the following lives:

Building and improvements	40 years
Furniture and equipment	5 to 10 years

BAD DEBT:

Bad debt is forecasted to 0.1% of net patient revenue. This percent is within the current facility historical experience as well as the industry norm.

NON-OPERATING INCOME:

Investment Income:

Investment income and realized and unrealized gains are assumed to have a growth of two percent (2%) and will have cash additions as follows:

	<u>EARNINGS</u>	<u>CASH ADDITIONS</u>
2024	2.00%	\$ 1,157,106
2025	2.00%	1,147,163
2026	2.00%	1,201,641
2027	2.00%	1,258,253
2028	2.00%	1,296,208

LONG-TERM DEBT SERVICE RATIO:

The long-term debt service ratio excludes unrealized gains and entrance fee amortization forecasted during the five years.

STANLEY TOTAL LIVING CENTER
FORECASTED FINANCIAL STATEMENT ASSUMPTIONS

OPERATING EXPENSES:

Forecasted to Increase By:

Salaries and Benefits (16% of Salaries):

2024	4.00%
2025	4.00%
2026	4.00%
2027	4.00%
2028	4.00%

Other Expenses - Health Care

2024	3.00%
2025	3.00%
2026	3.00%
2027	3.00%
2028	3.00%

Social and Activities

2024	3.00%
2025	3.00%
2026	3.00%
2027	3.00%
2028	3.00%

Maintenance, Laundry
and Housekeeping

2024	3.00%
2025	3.00%
2026	3.00%
2027	3.00%
2028	3.00%

Dietary

2024	3.00%
2025	3.00%
2026	3.00%
2027	3.00%
2028	3.00%

Administrative

2024	3.00%
2025	3.00%
2026	3.00%
2027	3.00%
2028	3.00%

STANLEY TOTAL LIVING CENTER
ASSETS IDENTIFIED AND SERVING AS THE OPERATING RESERVE

Investments restricted for operating reserve are calculated each year based on 50% of the sum of the forecasted expenses plus debt service less depreciation and amortization.

The Stanley Total Living Center Foundation, a 501(c)(3) Non-Profit Organization has pledged their support for Stanley Total Living Center's project. The invested assets of the Foundation (which are not carried on the books of the Center) have a fair market value of approximately \$4,901,209, as of September 30, 2023.

ATTACHMENT 3

**RESIDENT'S BINDING AGREEMENT/CONTRACT
FOR ASSISTED LIVING UNITS LOCATED AT STLC ADDRESS,
INDEPENDENT LIVING UNITS AT THE PARKE.**

Stanley Total Living Center, Inc.
Residency Agreement
For Independent Apartments and Private Pay Assisted Living Residents

Whereas anyone desirous of becoming a resident of Stanley Total Living Center, Inc., the following are the obligations of each party:

A. Stanley Total Living Center's Obligation

Stanley Total Living Center agrees to make available to _____, hereafter known as the Resident, subject to the terms of this agreement and in consideration of the Entrance Fee referred to below, the use of common facilities and Apartment Unit/Room _____ and to provide the amenities, programs, and facilities as described in Section B.

NOTE for admission to Assisted Living—due to the specifications of the facility license, the initially assigned room will be _____ for the 1st 30 days and the resident will then be relocated to room _____ once the obligation has been met requiring a CCRC contract for services.

B. Amenities, Programs, Facilities Provided

Stanley Total Living Center, Inc. agrees to provide the Resident, in consideration of the monthly fee referred to below the following:

_____ **Assisted Living Standard Services Available located at 514 Old Mount Holly Road**

Monthly Fees cover the costs of providing the following services for apartment residents:

- *3 meals and all snacks daily including specialty diets as ordered by the primary physician
- *All utilities including basic cable and phone services
- *Daily Housekeeping services and trash removal
- *Maintenance and repair of property owned by Stanley Total Living Center
- *Smoke detectors
- *Grounds keeping
- *Use of common facilities
- *Social activities program (recreational, educational, spiritual, and cultural)
- *Central Spa/Bath
- *Physician services
- *Medication Management by a licensed nurse or Medication Aide for 24/7 needs
- *Laundry Services except dry cleaning
- *Certified Nursing Assistants for 24/7 needs
- *Transportation to/from routine, non-emergency medical appointments within 20-mile radius of the facility
- *Basic furniture (each bedroom will contain a manual bed, pressure-reduction mattress, nightstand, bedside table, TV, and recliner while each shared living room will contain a loveseat, 2 chairs, and 2 tables)
- *Wireless Internet Services

Apartment Standard Services Available located at 514 Old Mt. Holly Road (STLC)

Monthly Fees cover the costs of providing the following services for apartment residents:

- *3 meals per day and snacks
- *All utilities including basic cable and phone services
- *Weekly Housekeeping services and trash removal
- *Maintenance and repair of property owned by Stanley Total Living Center
- *Smoke detectors
- *Grounds keeping
- *Use of common facilities
- *Social activities program
- *Licensed nurses, Medication Aides, and certified nursing assistants available onsite for emergency needs 24/7
- *Parking Space if car is driven daily by the resident
- *Shared washer & dryer available for personal laundry (outside apartment unit)
- *Transportation to/from routine, non-emergency medical appointments within 20-mile radius of the facility
- *Wireless Internet Services

Apartment Standard Services Available located at 151 East Dallas Road (The Parke)

Monthly Fees cover the costs of providing the following services for apartment residents:

- *2 meals per day (continental breakfast and lunch—dinner can be ordered from the menu at lunch and taken back daily) and snacks
- *All utilities including basic cable and phone services
- *Weekly Housekeeping services and trash removal
- *Maintenance and repair of property owned by Stanley Total Living Center
- *Smoke detectors
- *Grounds keeping
- *Use of common facilities
- *Social activities program
- *Parking Space if car is driven daily by the resident
- *Washer & Dryer for personal laundry
- *Fitness Center
- *Computer Room
- *Library
- *Small Conference Room
- *Transportation to/from routine, non-emergency medical appointments within 20-mile radius of the facility
- *Wireless Internet Services

Services Available at additional fees in ANY area (Assisted Living or Apartments) include:

- *Meal for guest (\$8.50 per person per meal)
- *Newspaper delivery
- *Priority in assisted living (if in an apartment) or in skilled nursing when needed and when available provided the resident has the appropriate insurance coverage in which the facility has a contract with
- *Medical supplies, pharmaceuticals, and equipment used to provide care including nutritional supplements provided by the facility

*For wireless internet services—each resident's personal computer must be compatible with the wireless internet services provided by the facility. Any upgrades needed or ongoing maintenance services for a resident's personal computer will be at their own expense.

*Beauty/Barber shop services

*Additional cable or phone services not covered under the basic package available

*Rehabilitation services

*Transportation for non-emergency appointments outside of 20-mile radius of the facility as well as any emergency transportation

Health Services Available:

Stanley Total Living Center, Inc. is licensed as a CCRC (Continuing Care Retirement Community) by the State of North Carolina, with a capacity for 106 nursing facility beds, 40 Home for the Aged beds (Assisted Living/Adult Care Home), and 28 independent living apartments—20 units off site at The Parke and 8 units on site.

Assisted Living located at 514 Old Mount Holly Road

Residents in the Assisted Living Unit require assistance in basic activities of daily living at various levels (bathing, dressing, toileting, and transfers) from Certified Nursing Assistants. If there is a noted decline in function and the resident is unable to function with the extended services that are available in the Assisted Living unit, services will be available in a skilled nursing bed. An assessment will be done by a licensed nurse and/or the physician to determine further needs when relocation is necessary.

Medications will be dispensed according to written physician's orders by licensed nurses or Medication Aides and must be obtained from the contracted pharmacy for proper packaging and oversight by a licensed Pharmacist. Residents may be able to self-medicate/manage personal medications only through an assessment for safety and a written care plan by a licensed nurse.

As a resident ages and declines in physical function, nursing staff and the physician will assess and determine the need for placement in a skilled nursing bed. If a resident is hospitalized and requires skilled nursing placement, he or she will be placed in the appropriate skilled nursing bed, if available. If there is no availability and the resident must be placed in a different nursing home, he or she will be given the first opportunity as an appropriate bed becomes available.

Stanley Total Living Center, Inc. has a contract with a therapy firm to provide physical therapy, speech therapy, and occupational therapy. The billing for this as well as other outside professional services is done directly between the resident and the provider. A physician's order is required for any therapy service. Medicare B services will be utilized if possible.

Levels of Health Services Available in Assisted Living

Licensed nurses, medication aides, and certified nursing assistants provide services in Assisted Living. The amount of assistance everyone requires will vary from time to time and from person to person. A resident's placement at any level will be based on the hours of nursing care required each day by both licensed nurses and certified nursing assistants. The fees for each level are also based on the amount of time required by nursing staff daily.

There are 4 different levels of care in which a resident is assessed for assisted living, each with a different monthly payment required —any health concerns or needs that go beyond this level will require the resident to move into skilled nursing as a bed is available.

Dialysis will only be considered in assisted living with a written agreement that family will provide or pay privately for transportation to and from each dialysis appointment AND if the resident has no other significant health concerns—resident must otherwise fit into a Level (2) below or will be considered as skilled nursing

Hospice will be considered for any level provided he/she meets all requirements of that level with Hospice services.

LEVEL (1)—The resident must meet ALL areas to qualify for this level of ALF care

- Medication management of medications given by an LPN, RN, or Medication Tech which include oral, sublingual, eye drops/ointments, ear drops, nasal sprays, patches, suppositories, and/or topical creams/ointments **BUT NOT INCLUDING** routine injections and/or nebulizers
- Resident is continent of bladder OR occasional bladder incontinence of less than 7 times per week (may have an established colostomy and/or urinary catheter in place BUT resident must be able to manage without any staff assistance)
- Resident is continent of bowel OR occasional bowel incontinence of no more than 1 episode of incontinence per week
- Resident is routinely independent (no talking to or touching required by staff to complete the tasks-resident does alone without any staff assistance) for dressing/undressing, grooming, toileting, positioning self in bed, ambulation/locomotion to and from locations, and transfers **BUT** may require supervision by 1 CNA/Medication Tech (staff talking to the resident to provide cueing but not physically touching) for such actions at any time

LEVEL (2)--If ANY of the following apply the resident will be assessed at the following level:

- Medication management is the same as provided for Level 1
- Resident is incontinent of bladder more than 7 times per week **WITH AT LEAST 1** episode of continence
- Resident is incontinent of bowel more than once per week **WITH AT LEAST 1** episode of continence
- Routinely requires 1 CNA/Medication Tech to provide limited assistance (resident is highly involved in the tasks with the staff providing guided maneuvering of limbs or other non-weight bearing support known as talking and touching support) with dressing/undressing, grooming, toileting, positioning self in bed, ambulation/locomotion to and from locations, and transfers

LEVEL (3)--If ANY of the following apply the resident will be assessed at the following level:

- Medication management of medications given by an LPN, RN, or Medication Tech which include oral, sublingual, eye drops/ointments, ear drops, nasal sprays, patches, suppositories, and/or topical creams/ointments **AS WELL AS** injections, nebulizer treatments, and/or fingerstick blood sugar checks up to three times per week
- Resident is incontinent of bladder and/or bowel at all times—no episodes of continence
- Requires 1 CNA/Medication Tech to provide extensive assistance (resident is involved in the tasks but the staff provides weight-bearing support such as lifting the legs into bed or assisting with transfers known as talking, touching, and lifting support) during 3 or more instances per week with dressing/undressing, grooming, toileting, positioning self in bed, ambulation/locomotion to and from locations, and transfers
- Requires the use of adaptive dining equipment for continued self-feeding and/or safety OR the use of puree diet and/or thickened liquids

- Resident wanders around the unit requiring staff redirection and monitoring for safety but is not at risk for exit seeking/elopement from the unit

LEVEL (4)-- If ANY of the following apply the resident will be assessed at the following level:

- Medication management of medications given by an LPN, RN, or Medication Tech which include oral, sublingual, eye drops/ointments, ear drops, nasal sprays, patches, suppositories, and/or topical creams/ointments **AS WELL AS** injections, nebulizer treatments, and/or fingerstick blood sugar checks more than three times per week
- Requires 1 CNA/Medication Tech to provide total care (resident does not assist at all with any actions and is dependent on the staff member) during 3 or more instances per week with dressing/undressing, grooming, toileting, feeding, positioning in bed, and ambulation/locomotion to and from locations.
 - This **DOES NOT INCLUDE** assistance with transfers--a resident who is dependent for transfers and requires the use of any type of mechanical lift will require skilled nursing level of care
 - This **DOES NOT INCLUDE** the use of more than 1 staff member—a resident who requires the assistance of 2 staff at any point during the day or night will require skilled nursing level of care
- Resident wanders around the unit requiring staff redirection and monitoring for safety specifically due to a high risk for exit seeking/elopement
- Resident requires routine use of oxygen
- Resident requires routine care of wounds that are either chronic or continue to require specific medical treatment after 30 days by an LPN, RN, or Medication Aide
 - This **DOES NOT INCLUDE** any wound higher than a Stage II which will require skilled nursing care
- Resident has a colostomy or urinary catheter requiring staff management/care

Prior to admission to Assisted Living, an FL2 must be completed within 30 days of the review to determine the appropriate level of care. The resident will also require an assessment by a licensed nurse either at the facility or in the resident's current setting to compare the information provided on the FL2. The resident may be admitted at a Level 1 rate for the 1st 30 days to allow ample time for an appropriate clinical assessment that will determine the level moving forward.

Within 14 days of admission to assisted living, an assessment will be conducted by a licensed nurse—this assessment will determine the true level at which the resident will be placed and what the required daily rate will be at that point. The rate may be higher than the initial rate and **any changes in the daily rate with a level change will be effective on the 31st day following admission and will be provided to the resident and/or Responsible Party via phone contact.**

Assessments will then be conducted at least on a quarterly basis by a licensed nurse to determine what, if any changes are necessary to the level for each resident— **any changes in the daily rate with a level change will be effective on the day immediately following completion of the assessment and will be provided to the resident and/or Responsible Party via phone within 2 business days.**

If at any time the resident experiences a change in his/her health condition which creates an improvement or a decline in function that is not acute (lasting more than 2-3 weeks), the licensed nurse will conduct a significant change assessment to determine what, if any changes are necessary to the level for each resident—**any changes in the daily rate with a level change will be effective on the day immediately following completion of the assessment and will be provided to the resident and/or Responsible Party via phone within 2 business days.**

The Care Plan Team (nursing, social services, dietary, and activity staff) involved in planning resident care will conduct resident/family meetings to discuss resident needs and care planning at least quarterly and with significant changes in the resident's overall health. This meeting will allow for a review of the assessment, any changes noted to the level of care, and any changes to the rates based on such assessments.

Apartment Standard Services Available located at STLC and The Parke

The apartments are independent living. Residents living here are expected to be able to perform basic activities of daily living without assistance (bathing, dressing, eating, for example). If there is a noted decline in function due to acute illness and the resident is unable to dress, bathe, or feed self, help will be provided on a short-term basis (3 weeks), as appropriate and available. Should assistance be needed longer than 3 weeks, an assessment will be done by a licensed nurse and/or a physician to determine the ability to remain in an independent living environment.

Medications must be kept in each individual apartment. Residents, if needed, will be given a 7-day pill organizer to help as a reminder for timely medication. If a resident needs any further assistance with medication, the physician will reassess the ability remain in an independent living environment.

Residents will be assisted with making physician appointments, as requested. Transportation to and from appointments within a 20-mile radius of the facility can be arranged at no charge if Stanley Total Living Center staff makes the appointment. Transportation to and from appointments outside of a 20-mile radius of the facility, those without enough notice that are urgent, or those that have not been made by facility staff can be arranged with an outside agency for a fee (amount determined by the individual agency providing the service).

Stanley Total Living Center, Inc. also has a contract with a therapy company to provide physical therapy, speech therapy, and occupational therapy. The billing for this as well as other outside professional services is done directly between the resident and the provider. A physician's order is required for any therapy service.

As a resident ages and declines in physical function, licensed nursing staff and a physician will assess and determine the need for placement in another level of care (assisted living or skilled nursing). If a resident is hospitalized and requires another level of care, he or she will be placed in the appropriate bed, if available. If there is no availability and the resident must be placed in a different nursing home, he or she will be given the first opportunity as an appropriate bed becomes available.

Maintenance Services Available:

- Stanley Total Living Center, Inc. is responsible for normal wear and tear to the property, furnishings, and equipment owned by Stanley Total Living Center, Inc., as well as continued capital repairs and facility improvements.
- The resident is financially responsible for any extraordinary repairs, maintenance, or damage caused by the negligence of the resident, pets, or guests of the resident of Stanley Total Living Center, Inc. property.
 - Carpet cleaning due to pet damage, excessive spillage of any kind (urine, makeup, bleach, etc.), which is beyond normal wear and tear, will be billed directly to the resident including labor and chemical expenses. A \$200 per pet deposit will be required (pets are

only allowed in independent apartments—not in assisted living)—this deposit will be refunded within 30 days of vacating the apartment provided there is no pet damage discovered. A \$1,500.00 fee will be added should the facility not be able to clean the carpet and it must be replaced.

➤ The facility maintains a contract for pest control services; however, should there be problems with pests of any kind directly related to the resident due to pets or personal cleanliness—the rates for these additional services will be billed directly to the resident.

- The resident is financially responsible for any/all repairs to personal property and equipment brought with them into the facility.
- Flowers, shrubs, or vegetables may be added at the resident's expense in the grounds area outside of each apartment with prior approval of Administration.
- Resident is provided with (2) keys for each apartment unit upon moving in. If a key is lost, an additional key can be made for a replacement fee of \$250.00 to cover the cost of replacing the locks when the resident vacates the unit for security purposes. This \$250.00 will be refunded if the missing key is located and turned in. ALL keys provided must be returned upon vacating the apartment—failure to do so will result in a \$250.00 fee to cover replacement of the locks.

HIPAA:

A notice of HIPAA Privacy Practices will be given to the Resident/Representative upon admission. This notice explains in detail how medical information about the Resident may be used and disclosed and how the Resident and/or Representative can get access to this information. Resident will be able to place names in his/her medical record to make clinical information available as necessary.

C. Fees Paid by Resident

1. The Resident shall pay Stanley Total Living Center, Inc. the sum of \$ _____ as an Entrance Fee to become a Resident of Stanley Total Living Center, Inc. It is agreed that the payment terms of the Entrance Fee will be made as follows:

(This entrance fee is separate and apart from the monthly fee, which is charged by Stanley Total Living Center, Inc. for programs, food, utilities, maintenance, housekeeping, and other amenities offered by Stanley Total Living Center, Inc.).

The resident may elect to forgo an entrance fee upon entering the apartment unit and pay an additional \$1,000 per month over normal monthly fees **for a full 48-month period**. After a period of 48 months, the monthly fees will be reduced by \$1,000 and the charges would be the same as those who paid an entrance fee. The monthly fees are subject to change but are normally reviewed annually. There are no refunds available under this option and the resident will have 90 days from the date of the contract to change his/her mind on paying the full entrance fee and any additional monthly fees paid to that point will be deducted from the full entrance fee (up to \$3,000)—if the decision is made to pay the entrance fee 90 days after the contract, the full entrance fee will be due with no credit for any other additional monthly fees that have been paid.

If the resident IS electing to pay the additional \$1,000/month for 48 full months in lieu of paying the Entrance Fee:

I fully understand and agree that by not paying the full entrance fee amount within the 1st 90 days of admission, I am obligated to pay the additional rent of \$1,000 per month for a full 48 months:

Resident Signature

DATE

2. The Monthly Fee (for an apartment) or the daily rate/fee (for an Assisted Living room) is charged by Stanley Total Living Center, Inc. to provide the Programs and Amenities as outlined in Section B and to provide for all other financial requirements more than the Entrance Fee including, but not limited to, debt service, property taxes, insurance, and staffing of the facility. The Monthly Fee shall be paid to Stanley Total Living Center, Inc. on the first day of each month in advance during the term of the Agreement. Any Monthly Fee not paid by the tenth (10th) of each month is subject to a late charge. Increases in the Monthly Fee or other charges may be made by Stanley Total Living Center, Inc. upon thirty (30) days written notice.
3. If a prospective resident wishes to hold an Apartment/Assisted Living room after paying an entrance fee, the monthly fee/daily rate would be reduced by the current raw food cost until it is occupied.
4. A table is attached indicating the monthly apartment unit rates and the daily Assisted Living room rates. It should be noted that rates differ based on the size of each unit/room and living space provided as well as the type of Assisted Living room as each has been certified by the state of NC.
5. Pet Deposit \$200 per pet (up to 2 pets allowed in independent apartments only) in the sum of \$ _____.

D. Admission Requirements

The admission requirements for residency with Stanley Total Living Center, Inc. are as follows:

1. Stanley Total Living Center, Inc. is open to married couples in accordance with the laws of the State of North Carolina, as well as to men and women of all races, religions, and without regard to place of former residence. The Resident is required to meet the following standards prior to admission to Stanley Total Living Center, Inc.:
 - For initial admission into an STLC apartment at 514 Old Mount Holly Rd, resident must be 65 years of age or older, except in the case of a married couple in which one spouse must be 65 years of age or older.
 - For initial admission into an apartment at The Parke at 151 East Dallas Rd, resident must be 55 years of age or older, except in the case of a married couple in which one spouse must be 55 years of age or older.
 - Two residents of the opposite sex sharing a room must be legally married (as accepted by the state of NC) or both abilities to consent to such living arrangements. If not legally married (as accepted by the state of NC) or one becomes unable to consent to such an arrangement at any point in time, he/she must be relocated to another room with someone of the same sex.
2. Resident shall submit for review by the Stanley Total Living Center, Inc. Admissions Committee an Application for Admission, a Personal Health History, and the financial status of the applicant to determine whether the applicant has sufficient assets and income to reasonably expect that he will be self-supporting while living at Stanley Total Living Center, Inc.
3. Resident shall submit a report of physical examination of Resident made by a physician selected by Resident within thirty (30) days of the projected occupancy date.

- For an independent apartment, this report must include a statement by the primary physician that Resident is in good health, is able to get self to and from common areas (dining room and living room) without assistance and activities as desired and is able to take care of himself or herself in normal living activities including taking medications properly and safely.
 - For an Assisted Living room, this report must be on an FL2 form specifically noting the needs for this level of care.
 - Stanley Total Living Center, Inc. may require Resident to have another physical examination by the Medical Director or by another physician approved by Stanley Total Living Center, Inc. if there are any concerns related to physical function/health status during the interview process.
 - If the health of Resident as disclosed by such physical examination differs materially from that disclosed in Resident's Application for Admission and Personal Health History, Stanley Total Living Center, Inc. shall have the right to decline admission of Resident and to offer occupancy of accommodations at Stanley Total Living Center, Inc. suitable to the needs of the Resident.
4. Resident shall have an interview with a representative of Stanley Total Living Center, Inc. prior to acceptance at Stanley Total Living Center, Inc. After reviewing all information required to be furnished herein, additional personal interviews may be required by Stanley Total Living Center, Inc. to determine which level is most appropriate to meet his/her current needs (Independent Living/Assisted Living, or Skilled Nursing).
 5. It is understood that Stanley Total Living Center, Inc. through its Admissions Committee has the right to reject any application for admission to Stanley Total Living Center, Inc.
 6. The Resident affirms that the representations made in the Application for Admission, Personal Health History and Confidential Financial Statement are true and correct and may be relied upon by Stanley Total Living Center, Inc. as a basis for entering into this Agreement.

E. Terms of Residence

1. The Resident has the right to occupy and enjoy the described living space unless terminated as provided in Section G. It is understood that the Resident is not given ownership and exclusive possession of the unit and that this agreement is not a sale, lease, or easement and does not transfer or grant any interest in the real or personal property owned by Stanley Total Living Center, Inc. The rights of the Resident are not assignable nor shall benefit the heirs, assigns or successors of the Resident.
2. The Resident has the right to use and enjoy (as described under Section B of this agreement) all common facilities of the facility but may not abuse or damage the facilities or the furnishings and equipment within the facility.
3. Stanley Total Living Center, Inc. has the right to change an apartment unit or assisted living room and the requirements to meet any applicable statute, law, or regulation. Resident rooms may not be used for a business or a profession or in any manner or violation of any law or zoning ordinance.
4. The Resident must have approval from Stanley Total Living Center, Inc. for any physical change or remodeling of any kind within or about the apartment. The Resident shall pay the cost of any changes by the Resident, unless agreed in writing by Stanley Total Living Center, Inc.
5. Residents' pets are NOT allowed to live in the assisted living unit for any reason—they may be brought in for visits provided the appropriate shot records are on file and the person bringing in

the animal maintains responsibility for cleaning up any accidents or for any injuries caused by the animal.

6. Residents' pets ARE allowed to live in the apartments following very specific guidelines as noted in the Resident Handbook.
7. Except for short term visitors or guests, no person other than the Resident may reside in the Apartment unit/Assisted Living room. Stanley Total Living Center, Inc. may also limit the number of visitors and the length of stay as necessary.
8. The Resident shall provide all other furnishings and furniture not provided by Stanley Total Living Center, Inc. as outlined under Section B of this Agreement. Such furnishings by Residents shall not interfere with the health, safety, and general welfare of all the Residents.
9. Stanley Total Living Center and The Parke are both smoke free properties. This includes inside the building and the grounds/property surrounding the building. Smoking is grounds for discharge for the safety of other residents.
10. Stanley Total Living Center, Inc. shall not be financially responsible for the loss of any property belonging to a Resident in an apartment unit due to theft, mysterious disappearance, fire, or any other cause, it being understood that the Resident will have the responsibility of providing any desired insurance protection covering any such loss. Stanley Total Living Center, Inc. shall have the right to promptly remove all property from the accommodations of a Resident who is deceased or whose accommodations others have released for occupancy, or whose Agreement has been terminated. The Resident or his estate will have the obligation for the payment of normal charges and shall reimburse Stanley Total Living Center, Inc. for its expense in such matters.
11. The Resident understands and agrees that all rights of the Resident under this agreement are subject to and subordinate to the mortgage liens and other documents creating liens encumbering Stanley Total Living Center, Inc. The Resident is not liable for any indebtedness of Stanley Total Living Center, Inc.
12. The Resident agrees to pay or reimburse Stanley Total Living Center, Inc. for any loss of damage suffered by Stanley Total Living Center, Inc. as the result of intentional misconduct of the Resident or guest. Stanley Total Living Center, Inc. assumes no responsibility for any injury or illness resulting from such intentional misconduct.
13. In the event it is determined that the Resident requires a level of care change or can no longer live independently in the apartment unit or in the Assisted Living under the highest level of care, the resident must relocate to the most appropriate level of care within the facility or must transfer/discharge from the facility. Such determination shall be based on the professional opinion of the Medical Committee composed of the Medical Director, Administrator, Director of Nursing, and/or other licensed nursing staff.
14. In the event the Resident is relocated or transferred to more protective accommodations or level of care that best provides for the Resident's safety and care, Stanley Total Living Center, Inc. has the right to assign the Resident's apartment unit or Assisted Living bed to others. If, however, Stanley Total Living Center, Inc. subsequently determines that the Resident can resume occupancy in accommodations equivalent to those he previously occupied, he shall have over-riding priority right to such accommodations as soon as they are available. Such

decision to transfer the Resident will be made only after consultation to the extent practical with the Resident, representative(s) of the Resident's family, or the Resident's physician.

15. If in the Assisted Living, Resident may be transferred or discharged if necessary for the residents' welfare, if the residents' needs cannot be met, if the residents' health has improved sufficiently so that services are no longer necessary, if other residents' safety/health is endangered, or if the resident has failed after reasonable and appropriate notice, to pay for a stay. Proper notice will be given prior to transfer and/or discharge following state & federal regulations.
16. As apartments become available, Stanley Total Living Center, Inc.; if it so desires, can lease those available apartments at less than the normal entrance fee and monthly fees. If an apartment becomes available, Stanley Total Living Center, Inc. may allow an existing resident to change to a smaller or larger apartment and pay the monthly rate associated with that unit. The difference in entrance fees will be required for a larger unit, but no refund will be returned if resident chooses to move to a smaller unit.
17. If two (2) Residents occupy an apartment unit under the terms of this agreement; upon the death, termination, or permanent leaving of the Apartment by one of the Residents, the remaining resident has the rights and options to:
 - a. retain the same apartment, but with the Monthly Fee changed to the rate for one Resident: or.
 - b. move to a smaller apartment when available with no reduction or refund in the initial Entrance Fee and pay the Monthly Fee for one Resident in the new apartment; or.
 - c. move to a larger apartment when available and paying the difference in the amount of Entrance Fee for these two apartments and paying the Monthly Fee for one Resident in an apartment.

F. Obligations of a Resident

1. Stanley Total Living Center, Inc. shall not be liable or responsible for any expense incurred or debt or obligation of any nature or any kind contracted by the Resident on his own account, and is not obligated to furnish, supply, or give the Resident any support, maintenance, board, or lodging when the Resident is absent from Stanley Total Living Center, Inc. premises.
2. The Resident agrees to follow and abide by policies of Stanley Total Living Center, Inc., as outlined in the Resident Handbook & Disclosure Statement, both of which are designed for the comfort, safety, and security of all residents. The Resident will be furnished a current copy of the Resident Handbook (specific to the level of care) & Disclosure Statement at the time of admission, or prior to, the transfer of any money to Stanley Total Living Center, Inc. by, or on behalf of a prospective resident. Any changes and/or revisions to either the Resident Handbook or the Disclosure Statement will be provided to the Resident at that time.
3. Stanley Total Living Center has a limited number of beds in Assisted Living and Skilled Nursing that are licensed for Medicaid in the event of depleted funds by the Resident at any time. The Resident or his/her family should contact Gaston County Social Services to determine if he/she is qualified at least 45 days before the resident has used all funds available and plan as necessary based on individual financial situations.

4. The Resident living in the apartment unit will maintain his living accommodations in clean, sanitary, and orderly conditions and perform all usual light housekeeping tasks in between scheduled housekeeping services.

G. Cancellation/Termination

The reason for canceling a contract of a Resident and an explanation of the refund provisions is explained below:

PRIOR TO OCCUPANCY

1. This agreement will be automatically canceled if, in the event of resident's death or if a resident should become physically or mentally incapacitated or if, on account of illness, injury or other reasons of incapacity before occupying a unit and to the extent that the facilities available at Stanley Total Living Center, Inc. cannot provide adequate care for the resident under the terms of the contract for continuing care. Any deposits will be refunded in full within 30 days after this determination is made.
2. This agreement may be terminated by the resident, after five years, But less than ten years and prior to taking occupancy at Stanley Total Living Center, Inc., by giving written notice to Stanley Total Living Center, Inc. Resident shall receive a refund in full with interest based upon Fidelity Money Market rate of the month the contract was signed, accrued to the date of receipt of said request, thereon of the portion of the Entrance Deposit paid by the resident. This refund and any interest will be made within 30 days of agreement termination.
3. When a deposit is made toward an entrance fee, if after five (5) years but less than ten (10) years and prior to occupancy, the prospective resident may at his/her written request have applied toward the reduction of the remaining portion of the entrance fee or toward the reduction on any Monthly Fees an amount equal to the interest that would have accrued on his/her initial payment with interest based upon Fidelity Money Market rate of the month the contract was signed. The deposits and any accrued interest may be applied toward an admission to Assisted Living or Nursing home care if occupancy of independent living unit is omitted. Otherwise, the refund plus interest will be made within 30 days.
4. This agreement may be terminated by the resident within thirty (30) days following the later of execution of the contract or receipt of current Disclosure Statement by serving Stanley Total Living Center, Inc. with written notice of termination. The resident is not required to move into the facility before the expiration of the thirty (30) day period, but Stanley Total Living Center may require a non-refundable service fee of not more than 2% of the Entrance Fee. Any refunds will be made within 30 days of receiving the termination of the agreement or 30 days after the unit is vacated by the resident in the agreement.

AFTER OCCUPANCY

1. This agreement may be terminated by the resident after occupancy and within thirty (30) days from the date of occupancy and within 30 days of signing a contract to occupy a unit/room by serving Stanley Total Living Center with written Notice of Termination. The resident will receive a refund in full without interest thereon of the portion of the entrance deposit paid by the resident within 30 days after the unit is vacated. The unit/room must be vacated in less than (30) days from the date of occupancy for this policy to be effected.

2. This agreement may be terminated by the resident at any time, for any reason, after occupancy has been established at **Stanley Total Living Center Apartments** by serving Stanley Total Living Center, Inc. thirty (30) days written notice of such termination. Stanley Total Living Center, Inc. shall refund apartment residents \$3,600.00 of the Entrance Deposit reduced by \$100.00 for each month of residency up to thirty-six (36) months. After thirty-six (36) months of residency, Stanley Total Living Center, Inc. shall be under no obligation to make a refund to the resident. The amount of the refund due will be made within 30 days after vacated. There is no refund of the \$250.00 **Assisted Living** Entrance Fee after the initial 30 days. This agreement may be terminated by the resident at any time, for any reason, after occupancy has been established at **The Parke**, by serving Stanley Total Living Center, Inc. thirty (30) days written notice of such termination. Stanley Total Living Center, Inc. shall refund \$4,800.00 of the Entrance Deposit reduced by \$100.00 for each month of residency up to forty-eight (48) months. After forty-eight (48) months of residency, Stanley Total Living Center, Inc. shall be under no obligation to make a refund to the resident. The amount of the refund due will be made within 30 days after vacated.
3. Should an apartment resident elect to forgo an entrance fee upon entering the apartment unit and pay the additional \$1,000 per month over normal monthly fees, after a period of 48 months, the monthly fees will be reduced by \$1,000 and the charges would be the same as those who paid an entrance fee, The monthly fees are subject to change, but are normally reviewed annually. There are no refunds available under this option.
4. This agreement, after occupancy, shall be terminated on the death of a resident, if the resident was a single resident of an apartment, any refunds due from the entrance fees will be paid to the resident's Estate as outlined in paragraphs 2 above.
5. At the effective date of termination of this Agreement, the resident shall vacate the unit and shall leave the unit in good condition except for normal wear and tear. The resident shall be liable to Stanley Total Living Center, Inc. for any cost incurred in restoring the apartment to good condition except for normal wear and tear. Monthly fees will be continued until all personal effects have been removed from the unit.

GENERAL INFORMATION

1. For those residents in Assisted Living, the Resident may be transferred or discharged if necessary for the residents' welfare, if the residents' needs cannot be met by the facility, if the residents' health has improved significantly so that services are no longer necessary, if the safety/health of other residents' is in danger, or if the resident has failed after reasonable and appropriate notice to pay for a stay. Proper notice will be given prior to transfer and/or discharge following state and federal regulations.
2. For those residents in an apartment unit (STLC or The Parke), this agreement may be terminated by Stanley Total Living Center in the event of any activity on the part of the resident that is illegal, any language that is offensive to others, any actions that may be offensive to others, or any conduct that is found to be socially unacceptable to Stanley Total Living Center that would unduly make unpleasant or unacceptable living arrangements to others. The refund of any entrance fees will be based upon as outlined in Paragraph 2 (After Occupancy) above.
3. For those residents in the apartment unit (STLC or The Parke), Stanley Total Living Center, Inc. may terminate this agreement at any time if there is material misrepresentation or omission made by the resident in the Application for Admission, Personal Health History,

Medical History and Evaluation, Confidential Financial Statements, material change takes place before occupancy, if the resident fails to make the appropriate Entrance Deposit or Monthly Fee payments to Stanley Total Living Center, Inc. or for repeated failure to abide by the policies of Stanley Total Living Center, Inc. In such an event, the resident shall be entitled to the refund as outlined under Paragraph 2 (After Occupancy).

4. Entrance fee refunds: The facility does not withhold refunds dependent upon occupancy of another resident. Under PRIOR TO OCCUPANCY. Paragraph 4, if a resident moves furnishings into a unit and then elects not to occupy the unit, the terms under Paragraph 4. would apply since a unit would not be available to the public in a timely manner. The concept of a 30-day notice allows the facility to market a unit in a timely manner.
5. STLC uses an automated messaging system to send important reminders and facility updates to the Resident Representative, including invitations to the routine care planning meetings. This does not replace direct communication that staff will have with you regarding specific details about the resident but is a simple way for mass communication to be made. This is not optional as this is how specific information will be shared.

Please list how YOU would like to receive your Voicefriend messages (MUST choose at least one method of contact—may choose all if desired)

_____ cell phone # _____
_____ land line # _____
_____ email address _____

H. Miscellaneous

1. The absolute right of management is reserved to Stanley Total Living Center, Inc., its administrators as delegated by Stanley Total Living Center, Inc. Stanley Total Living Center, Inc. reserves the right to determine admissions or terms of admission of any Resident.
2. The Agreement constitutes the Entire contract between Stanley Total Living Center, Inc., and Resident. Stanley Total Living Center, Inc. is neither liable for nor bound in any manner by any statement, representations or promises not set forth in this Agreement.
3. This Agreement shall bind and ensure to the benefit of the successors and assigns of Stanley Total Living Center, Inc. and the heirs, executors, administrators, and assigns of the Resident.
4. The Stanley Total Living Center, Inc. has no religious affiliation nor is supported by any charitable organization and has no means of financial support other than routine pay-for-service fees charged by the facility.
5. There is no requirement that any resident apply for Medicaid, Medicare, public assistance, or any public benefit program. The pay-for-service fees will not be waived for any resident unable to meet the financial obligations of occupancy at Stanley Total Living Center, Inc.

Revised 9/25/23

I. Payments

- 1. Total Entrance Fee Due \$ _____
- 2. Entrance Fee Paid _____ \$ _____
(Date)
- 3. Balance of Entrance Fee due on admission \$ _____
- 4. Balance of Entrance Fee Paid _____ \$ _____
- 5. Pet Deposit _____ (# of pets up to 2) \$ _____
(Date)
- 6. Monthly rent—Apartment # _____ \$ _____
PLUS \$500 fee for additional person \$ _____
PLUS \$1,000 for Entrance Fees NOT paid \$ _____

Should an apartment resident elect to forgo an entrance fee upon entering the apartment unit and pay the additional \$1,000 per month over normal monthly fees—this will be for a total of 48 months after which time the monthly fees will be reduced by \$1,000 and the charges will then be the same as those who paid an entrance fee at the current rate.
 rates are reviewed annually with increases effective 10/1 of each subsequent year

Daily rate—Assisted Living # _____ \$ _____
 @ Level _____ upon admission

rates are reviewed annually with increases effective 10/1 of each subsequent year

Conditions and explanation of any changes or preferences:

In witness thereof, the parties have set their hands and seals this _____ day of _____, 20_____.

Stanley Total Living Center, Inc.: By: _____

Witness: _____

Resident (or Responsible Party): _____

Witness: _____

_____ I acknowledge that I have been given a copy of the most recent Disclosure Statement AND Resident Handbook for the appropriate level of care as on _____ (Date).



Stanley Total Living Center, Inc.

514 OLD MT.HOLLY ROAD, STANLEY, NC 28164-2191 704-263-1986 FAX 704-263-8959

STLC INDEPENDENT APARTMENT RATES EFFECTIVE 10/1/23

Apartments located at The Parke

*Residents age 55+ must be able to live independently and not require any additional assistance in any capacity, and are able to drive/have personal transportation, and are able to do basic cooking as needed. There are NO nursing staff on site.

	<u>ENTRANCE FEE</u>	<u>MONTHLY RATE</u>
One Bedroom (716 sq ft)	\$30,000	\$3,234
One Bedroom (849 sq ft)	\$32,000	\$3,371
Two Bedroom (969 sq ft)	\$34,000	\$3,516
Two Bedroom (1,159 sq ft)	\$36,000	\$3,908

Apartments located at STLC

*Residents age 65+ must be able to live independently and not require any additional health assistance. There are nursing staff on site in the event of an emergency.

	<u>ENTRANCE FEE</u>	<u>MONTHLY RATE</u>
One Bedroom	\$30,000	\$3,234
Two Bedroom	\$34,000	\$3,516

For BOTH The Parke & STLC Apartments:

*Rate is all-inclusive of utilities (including basic phone and cable) and all meals/snacks provided.

*Additional person (spouse/sibling) will add \$500/month in any apartment unit.

*Anyone wishing to waive the Entrance Fee would pay an additional \$1,000 per month over the base monthly rate in any apartment unit.

OTHER AVAILABLE SERVICES

Guest Meals \$8.50 per meal (lunch only)

Beauty Shop Services as set by the contract beautician:

Perm/Cut/Set	\$75
Cut & Shampoo	\$25 (no blow-dry or style)
Cut & Set	\$35
Cut Only	\$20
Shampoo Only	\$10
Shampoo & Set	\$30
Shampoo/Cut/Set	\$45
Beard Trim	\$10
Color/Highlight	\$65 (IF family provide color/products = 10% off)
Long Past Shoulder Color/Highlight	\$90 (IF family provide color/products = 10% off)



"A Ministry
of Compassion"

Stanley Total Living Center, Inc.

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Assisted Living Rate Schedule EFFECTIVE 10/1/23

An entrance fee of \$250.00 is required—this is non-refundable after the 1st 30 days.

24 beds available that are certified for Medicaid or private pay --Private studio bedroom with shared bathroom—380 square feet shared by (2):

Level 1— \$169/day Level 3—\$199/day
Level 2— \$183/day Level 4—\$217/day

16 beds available that are certified for private pay (may only be admitted from the CCRC after 30 days in a non-nursing area with a signed CCRC contract)--Private bedroom with shared bathroom and sitting area—435 square feet shared by (2):

Level 1—\$174/day Level 3—\$206/day
Level 2—\$189/day Level 4—\$224/day

OTHER AVAILABLE SERVICES

Oxygen Concentrator \$130.00 per month + supplies
Guest Meals \$8.50 per meal (lunch or dinner only)

Beauty Shop Services as set by the contract beautician:

Perm/Cut/Set \$75
Cut & Shampoo \$25 (no blow-dry or style)
Cut & Set \$35
Cut Only \$20
Shampoo Only \$10
Shampoo & Set \$30
Shampoo/Cut/Set \$45
Beard Trim \$10
Color/Highlight \$65 (IF family provide color/products = 10% off)
Long Past Shoulder Color/Highlight \$90 (IF family provide color/products = 10% off)

Primary physicians, Podiatrists, Dentists, Psychiatrists, and Ophthalmologists come to the facility routinely, but will bill insurances separately. Daily rates do not include medication not covered by insurance or additional supplies used for care.



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Skilled Nursing Daily Rate Schedule Effective 10/1/23

Private Room	\$331.00 per day
Semi-Private Room	\$305.00 per day

NOTE—The Medicaid per diem rate is for a semi-private room only. Any resident receiving Medicaid benefits for skilled nursing care may choose to pay the difference between the daily private room rate and the daily semi-private room rate should he/she want a private room. **\$26.00 per day in addition to the Medicaid payment**

OTHER AVAILABLE SERVICES

Oxygen Concentrator	\$ 130.00 per month + supplies
Guest Meals	\$ 8.50 per meal (lunch or dinner only)

Beauty Shop Services as set by the contract beautician:

Perm/Cut/Set	\$75
Cut & Shampoo	\$25 (no blow-dry or style)
Cut & Set	\$35
Cut Only	\$20
Shampoo Only	\$10
Shampoo & Set	\$30
Shampoo/Cut/Set	\$45
Beard Trim	\$10
Color/Highlight	\$65 (IF family provide color/products = 10% off)
Long Past Shoulder Color/Highlight	\$90 (IF family provide color/products = 10% off)

Primary physicians, Podiatrists, Dentists, Psychiatrists, and Ophthalmologists come to the facility routinely, but will bill insurance separately.

Rates do not include medications not covered by insurance plan(s) or additional supplies necessary for daily care and medical needs.

DIFFERENCES BETWEEN 2023 AUDIT AND 2023 PROFORMA

January 26, 2024

The following explanation is furnished pursuant to Section 58-64-30 of the General Statutes Of North Carolina. The explanation pertains to material differences between the Projected Statements of Activities and Change in Net Assets for the year ended September 30, 2023 Contained as part of the Disclosure Statement dated January 26, 2023 and the actual results of operations for the year ended September 30, 2023 as shown in the audited financial statements. Stanley Total Living Center, Inc considers "material" variances to be \$250,000.

CHANGE IN UNRESTRICTED NET ASSETS:

Operating Revenue is more than forecast due to our systematic push to increase occupancy and manage our case mix allocation which continues to grow our census and our revenue. Entering the current fiscal year we have continued to boost our overall census while at the same time increasing our Medicare case load, which is our highest payor source. We continue to work toward our goal of raising census numbers for all levels of care and payor sources.

Operating Expenses are more than forecast because we have resumed skilled nursing and assisted living admissions and as we have been able to fully reopen the skilled nursing unit, we have increased hiring both nurses and certified nursing assistants which has enabled us to meet facility staffing ratios and provide 5-Star quality care for each resident. Hiring costs have drastically increased due to our efforts to employ the most competent nurses and nursing assistants. In these efforts we have offered multiple hiring bonuses plus increased our starting wages as well as the rates we pay our longstanding and experienced staff.

Stanley Total Living Center has remarkably elevated expectations for the quality of care we provide to our residents and in meeting the quality measures set by the Centers for Medicare & Medicaid Services for a 5-Star rating. Knowing that every resident could not possibly receive the quality that both we and CMS expect when the ratio of nurse/certified nursing assistant to resident ratios are too high.

We continued to review what we pay our employees to ensure that their wages are comparable not only to others in the senior living industry but also in other areas including different healthcare settings such as the hospital or home health as well as other competitors which include fast food, trucking, and warehouse positions who have all drastically increased their industry's hourly wages. These wages of course also include health insurance and other benefits that must be factored in.

Operating expenses have increased because we have had to hire and train additional staff to provide care and services at significantly increased wages to compete with all other available places of employment.

Although the Public Health Emergency for COVID-19 has ended, we are still seeing the significant financial impact which continues to affect most businesses and industries today, including the healthcare sector. While we had hoped that prices for basic daily items would start to come down, that unfortunately has not been the case and so we have continued to see increased pricing month

after month for all of the things we must purchase for the continued care of our residents which include food prices, utility costs, and supplies (medical, dining, cleaning, etc.).

Gain (Loss) from operations is less than forecast due to the increased operating expenses from wages, food, utility, and supply costs as stated in the previous paragraphs.

Investment & Interest income and Realized Gains combined are less than forecast due to market volatility during an economy affected by an aftermath from the pandemic as companies nationwide have searched for ways to address staffing shortages and wage increases. During this time, as the market was falling, we sold some of our investments at a loss in order to stop our losses on these investments and moved those funds into money market or other conservative index funds to protect our remaining assets with low risk while still able to make gains. As we reentered the market, we stayed moderate in our selection of investments.

Unrealized Gains are more than forecast as we selectively moved back into the market with the following investments: technology, growth funds, pharmaceuticals, dividend growth funds, semi-conductor & equity funds. We held onto the stocks as the value of our portfolio increased throughout the end of our fiscal year, we are still holding onto these stocks as the trends are still gaining. During the first quarter of our current fiscal year (October, November, & December 2023) we have already made investment gains of nearly \$600,000.

CASH FLOWS:

Cash Flow from Net unrealized gains on long term investments differs from forecast as we selectively moved back into the market with the following investments: technology, growth funds, pharmaceuticals, dividend growth funds, semi-conductor & equity funds. We held onto the stocks as the value of our portfolio increased throughout the end of our fiscal year, we are still holding onto these stocks as the trends are still gaining. During the first quarter of our current fiscal year (October, November, & December 2023) we have already made investment gains of nearly \$600,000.

Expected Cash Flow from Patient Accounts Receivable differs from forecast due to an increase of accounts receivable related to our increased census and revenues as the fiscal year end closed.

Net Cash Flows From Operating Activities differs from forecast was influenced by Loss from Operations due to increased cost for labor, food, utilities, and supplies; the Unrealized gains from investments we are still holding onto as the trends for these stocks are still gaining; the increased accounts receivable related specifically to our increased census and revenues at the fiscal year end.

Net Cash flows from Investment Activities differs from forecast due to market volatility during an economy affected by an aftermath from the pandemic as companies nationwide have searched for ways to address staffing shortages and wage increases. During this time, as the market was falling, we sold some of our investments at a loss in order to stop our losses on these investments and moved those funds into money market or other conservative index funds to protect our remaining assets with low risk while still able to make gains. As we reentered the market, we stayed moderate in our selection of investments.

Cash Flow Ending Cash and Cash Equivalents differs from forecast due to the details listed in the above paragraphs.

BALANCE SHEET:

Cash-Operating Accounts is less than forecast due to the increased operating expenses from wages, food, utility, and supply costs as stated in the previous paragraphs.

Patient Accounts Receivable differs from forecast due to an increase of accounts receivable related to our increased census and revenues as the fiscal year end closed.

Stanley Total Living Center, Inc.**Explanation of Material Differences between****Previous Projected Statements of Operations and Change in Net Assets Prepared 12/12/2022
and Year Ended 9/30/2023 Actual Results-**

The following explanation is furnished pursuant to Section 58-64-30 of the General Statutes of North Carolina. The explanation pertains to material differences between the Projected Statements of Activities and Change in Net Assets for the year ended September 30, 2023 contained as part of the Disclosure Statement dated January 26, 2023 and the actual results of operations for the year ended September 30, 2023 as shown in the audited financial statements. **Stanley Total Living Center, Inc. considers "material" variances to be \$250,000**

	<u>Actual</u> <u>2023 Audit</u>	<u>Forecast</u> <u>2023</u>	<u>Difference</u>
Change in Unrestricted Net Assets			
Operating Revenue:			
Residents' room, board, nursing care	11,880,040	10,947,224	932,816
Operating Expenses:			
General Operations & Administration:	13,041,450	10,703,758	2,337,692
Depreciation and Amortization	641,314	658,662	(17,348)
Interest Paid	-0-	-0-	-0-
Bad Debt Expense		10,872	(10,872)
	<u>\$13,682,764</u>	<u>\$11,373,292</u>	<u>\$2,309,472</u>
Gain (Loss) from Operations:	(1,802,724)	(426,068)	(1,376,656)
Non Operating Income			
HHS Care, ERC & COVID19 Reimbursements	3,375	-0-	3,375
Investment & Interest Income and Realized Gains	(416,142)	130,000	(546,142)
Unrealized Gains (losses)	1,839,571	27,854	1,811,717
Gain (loss) on disposal of assets	(4,770)	-	(4,770)
Contributions Received	12,435	1,200	11,235
Change in Net Unrestricted Assets	\$ (368,255)	\$ (267,014)	\$ (101,241)
Long-Term Debt Service Coverage	0.00	0.00	0.00

	Actual 2023 Audit	Forecast 2023	Difference
Operational Cash Flows:			
Change in net assets	(368,255)	(267,014)	(101,241)
Adjustments to reconcile change in net assets to net cash provided by operating activities:			
Depreciation & Amortization	641,314	658,662	(17,348)
Provision for Bad Debts	-	10,872	(10,872)
Amortization of deferred revenue from advance fees	(69,315)	(48,000)	(21,315)
Advance fee deposits received	90,100	40,000	50,100
Loss on disposal of assets	4,770		4,770
Earnings on long term investments			
Unrealized (gains)losses on long term investments	(1,839,571)	(27,854)	1,811,717
Changes in operating asset and liability items:			
Notes Receivable	20,714	20,714	-0-
Patient Accounts Receivable	(149,097)	110,782	(259,879)
Employee Retention Credit	1,200,000	1,200,000	-0-
Other Current Assets	(12,951)	24,857	(37,808)
Current Liabilities	97,672	135,017	(37,345)
Net Cash Flows From Operating Activities	\$ (384,619)	\$ 1,858,036	\$(2,242,655)
Investing Activities:			
Acquisition of Capital Assets	(283,247)	(200,000)	(83,247)
(Increase) Decrease in long term investments	562,303	(1,488,667)	2,050,970
Net Cash Flows (Used by) Investing Activities	\$ 279,056	(1,688,667)	\$ 1,967,723
Financing Activities:			
Repayment of long-term debt	-0-	-0-	
Net Cash Flows (Used by) Financing Activities	\$ -0-	\$ -0-	
Net Increase (Decrease) in Cash balance	(105,563)	169,369	(274,932)
Beginning Cash & Cash Equivalents	2,080,631	2,080,631	-
Ending Cash and Cash Equivalents	\$ 1,975,068	\$ 2,250,000	\$ (274,932)

	Actual <u>2023 Audit</u>	Forecast 2023	Difference
Current Assets:			
Cash-Operating Accounts	1,975,068	2,250,000	(274,932)
Note Receivable	82,857	82,857	-0-
Accounts Receivable:			
Intermediaries and Residents	782,510	531,214	251,296
Other Current Assets	147,030	89,767	57,263
<u>Total Current Assets</u>	<u>\$ 2,987,465</u>	<u>2,953,838</u>	<u>\$ 33,627</u>
Net Property, Plant and Equipment:	12,543,119	12,447,294	95,825
Other Assets:			
Investments Restricted for Operating Reserve	5,357,316	5,357,316	-0-
Investments Unrestricted	3,812,645	4,051,898	(239,253)
<u>Total Investments</u>	<u>\$ 9,169,961</u>	<u>\$ 9,409,214</u>	<u>\$ (239,253)</u>
<u>Total Assets</u>	<u>\$ 24,700,545</u>	<u>24,810,346</u>	<u>\$ (109,801)</u>
Liabilities and Net Assets:			
Current Liabilities	733,326	770,671	(37,345)
Deferred Revenues-Refundable	17,300	12,578	4,722
Deferred Revenues-Non-Refundable	231,450	207,387	24,063
<u>Total Liabilities</u>	<u>\$ 982,076</u>	<u>\$ 990,636</u>	<u>\$ (8,560)</u>
Unrestricted Net Assets	23,718,469	23,819,710	(101,241)
<u>Total Net Assets</u>	<u>\$ 23,718,469</u>	<u>\$ 23,819,710</u>	<u>\$ (101,241)</u>
<u>Total Liabilities and Net Assets</u>	<u>\$ 24,700,545</u>	<u>\$ 24,810,346</u>	<u>\$ (109,801)</u>

ADDITIONS AND RENOVATIONS

8 Apartments remain at STLC site (Under renovation)

20 of potential 40 apartments completed at The Parke