

DISCLOSURE STATEMENT
OAK CREEK

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DISCLOSURE STATEMENT

Dated: February 25, 2019

Name of Facility: Oak Creek Apartments

Located at: 343 Baldwin Road (27217-2775)
P O Box 3426
Burlington, NC 27215-0426

Telephone No.: 336-226-5739

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
July 24, 2020;**
- * **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**

DISCLOSURE STATEMENT

OAK CREEK APARTMENTS

I. ORGANIZATION INTRODUCTION AND INFORMATION

With its beginning in 1969, professional leadership of our organization has had many years of successful experience in the health care field and has developed an accomplished management team as an integral part of the operation.

Depending on local community needs, White Oak Manor, Inc. through its qualifying subsidiary companies, develops and manages its own communities, or manages the facility for local community or private groups. We are an organization of 2,200 employees, with combined annual revenue of more than 100 million dollars. We own 16 health care facilities with 1,908 assisted living beds; and operate on a for-profit status as a corporation.

Our goal is to deliver the highest quality services to our residents at the lowest possible cost. Our Apartment Managers are trained as cooperative supportive problem solvers and our full-time corporate staff has daily exposure to the intricacies involved in translating the concept of quality health care into the actual delivery of health services.

Through the following methods White Oak Manor – Burlington, Inc. and its parent company, White Oak Manor, Inc., will achieve their objectives:

1. Maximize the utilization of manpower and professional skills to recruit qualified personnel to staff the facility.
2. Provide overall administration and direction including financial systems implementation and review, and professional analysis of the several indices of the facility's progress.
3. Assist in the development of short and long range communications, media, and public relations programs to increase the visibility of the facility's activities and to promote the committee education; evaluate the continuing development of the facility's program and resident care policies.
4. Provide ongoing responsive management to ensure quality cost-effective operation and the constant sensitivity to changing community needs.
5. Use of bulk buying power to obtain the best service and buys from vendors.
6. Provide attractive working conditions and effective recruitment policies in order to insure a stable, high caliber level of employee.
7. Provide a high degree of expertise by being able to call on other communities within the organization wherein individuals have attained excellence in specific areas.
8. Assure top quality care, a good reputation, and a successful financial operation.

II. FACILITY INTRODUCTION AND INFORMATION

Oak Creek combines beauty, dignity, and security to create a remarkably attractive atmosphere. There are fifty-four one and two bedroom apartments, carefully planned to provide convenience, safety, and privacy that make up Oak Creek.

In the kitchen, you'll find all those extras you've come to expect – refrigerator, dishwasher, disposal, stove, and oven. Spend afternoons relaxing on your porch in the company of friends or in undisturbed privacy. Located in each apartment are emergency call systems connected to the nurses' station in the adjacent White Oak Manor – Burlington nursing center. In addition, centrally located are a dining area and lounge.

The White Oak Manor – Burlington nursing center is a licensed 160-bed Medicare and Medicaid certified nursing facility staffed 24-hours a day with health professionals.

Physical, speech and occupational therapists are available to apartment residents. Activities at Oak Creek are planned to meet the needs and desires of the individual resident. They vary from arts and crafts to luaus to evenings at the Fine Arts Center. Excursions and tours will satisfy everyone's taste. You're not bound by a schedule but are free to set your own pace.

White Oak Manor – Burlington, Inc. is a wholly owned subsidiary of White Oak Manor, Inc., and both are for profit South Carolina corporations. The 4.0 acre site includes 54 apartments, all with ground floor entrance, and a 160-bed nursing facility.

Directions to Oak Creek from Greensboro Airport – Take I-40 East to I-85 East. Take I-85 East to Exit 143 (Highway 62N). Follow 62 North until it joins Hwy. 70 East. Follow Hwy. 70 East (aka Church Street) to Vaughn Road. Turn left at Vaughn Road. Turn left again at Baldwin Road. Turn right at Oak Creek sign. From the Raleigh/Durham/Chapel Hill area take I-40 West or I-85 West to Exit #143. Follow directions above.

As of September 30, 2018 there were 57 residents at Oak Creek occupying 49 of 54 available apartments.

Our nursing facility is recognized by the following affiliated groups:

1. Licensed by State Health Department
2. Certified by Medicare, Medicaid, and VA
3. Member of North Carolina Health Care Facilities Assoc.
4. Member of American Health Care Assoc.

The day-to-day operating manager of Oak Creek Apartments is Kelly Rivers, Apartment Coordinator. Please see biography on next page.

APARTMENT COORDINATOR'S BIOGRAPHY

Kelly Rivers

Kelly Rivers joined the Oak Creek Retirement Center in 2011. Duties include apartment supervision and "sales" with primary focus on motivating and maintaining community atmosphere (strong emphasis on resident retention and social activity).

EDUCATION:

1985 High School Graduate

WORK EXPERIENCE:

Twin Lakes (CCRC – Private/ non-profit) 1992-2000

Mariner (for Profit) 2000-2002

White Oak Manor 2002 – present

CURRENT CONTACT INFORMATION:

OAK CREEK APARTMENTS

343 Baldwin Road (27217-2775)

P O Box 3426

Burlington, NC 27215-0426

Phone: 336-226-5739

The Corporate Staff of White Oak Management, Inc. is:

- a) Oliver K. Cecil, Jr., NHA
Chief Executive Officer
Secretary
(34+ years' experience)
- b) Douglas M. Cecil, NHA
President
(27+ years' experience)
- c) John P. Barber, CPA
Executive Vice President – CFO
Treasurer
(33+ years' experience)
- d) Kenneth Heitkamp, NHA
Director of Operations
(28+ years' experience)
- e) Joey Haney, CPA
Vice President Finance
(29+ years' experience)
- f) Susan Flanagan, MS, RD, LDN
Dietary Consultant
(28+ years' experience)
- g) Mildred Chapman, RN
Nurse Consultant
(33+ years' experience)
- h) Candy Baker, RN
Nurse Consultant
(26+ years' experience)
- i) Sharon Barnhardt, RN
Director of Risk Management & Compliance
(33+ years' experience)
- j) Pam Davis
Clinical Applications Coordinator
(31+ years' experience)
- k) Jacqueline Kirkwood, MSW, LMSW
Social Service Consultant
(25+ years' experience)
- l) Maintenance staff with preventive maintenance duties to insure efficiency and safety for staff and residents.
- m) Staff of 36 Home Office Support Personnel

Note: The above Corporate Staff can be contacted at:

White Oak Management, Inc.
130 East Main Street (29306)
P O Box 3347
Spartanburg, SC 29304

CORPORATE STRUCTURE AND MANAGEMENT COMPANY

White Oak Manor – Burlington, Inc. is a wholly owned subsidiary (Q-sub) of White Oak Manor, Inc. White Oak Manor – Burlington, Inc. has two operating divisions: White Oak Manor – Burlington (160-bed Nursing) and Oak Creek Apartments (54 Continuing Care Retirement Apartments). The parent company, White Oak Manor, Inc., owns 100% of the real estate and related fixed equipment. On October 1, 2002, White Oak Manor – Burlington, Inc. entered into a lease with its parent company, White Oak Manor, Inc., for the building and fixed equipment located at both divisions.

Additionally, on October 1, 2002, White Oak Manor – Burlington, Inc. entered into a management agreement with White Oak Management, Inc. to oversee several functions including accounting and payroll, consulting services for Nursing, Dietary, Activities, and overall management services.

All Resident Contracts entered into prior to this disclosure statement date have been assigned to White Oak Manor – Burlington, Inc. This assignment does not release White Oak Manor, Inc. from being responsible for all terms of the agreements.

The Board of Directors and Shareholders of White Oak Manor, Inc., White Oak Manor – Burlington, Inc., and White Oak Management, Inc. are identical and are listed below:

SHAREHOLDER	RELATIONSHIP	ADDRESS	OWNERSHIP
The Estate of Bettye C. Cecil	Mother	P O Box 3347 Spartanburg, SC 29304	63.55%
Dorothy Dean Cecil	Daughter	1718 Crestwood Drive Columbia, SC 29205	8.23%
Douglas M. Cecil	Son	P O Box 3347 Spartanburg, SC 29304	6.63%
Jeni C. Feeser	Daughter	5 Bobwhite Court Beaufort, SC 29902	7.83%
Beth C. Cecil	Daughter	P O Box 3347 Spartanburg, SC 29304	8.23%
Oliver K. Cecil, Jr.	Son	P O Box 3347 Spartanburg, SC 29304	5.53%

Directors of White Oak Manor, Inc., White Oak Manor – Burlington, Inc. and White Oak Management, Inc. are:

Bettye Cecil - Owner
Oliver K. Cecil, Jr. – Chairman & CEO
Douglas M. Cecil – President
John P. Barber – Treasurer

Beth Cecil
Dorothy Dean Cecil
Jeni Cecil Feeser

RELATED PARTY TRANSACTION STATEMENT

With one exception, which is explained below, there is no person, association, trust, partnership, or corporation which has an ownership interest in White Oak Manor – Burlington, Inc., White Oak Management, Inc., or White Oak Manor, Inc. which also has an ownership interest in a service firm, association, trust partnership or corporation which provides goods, leases, or services to the facility. Furthermore, there are no plans for other such arrangements to be developed in the next 12 months.

The one exception is White Oak Pharmacy, Inc., who supplies prescription drugs, medical and nursing supplies to White Oak Manor – Burlington nursing facility. The value of the goods purchased by Why Oak Manor – Burlington varies from year to year. For the year ending 9/30/18, the total value was approximately \$586,062.

The ownership and Board of Directors of White Oak Pharmacy, Inc. are listed below:

Shareholders:

John P. Barber	33.3%
Oliver K. Cecil, Jr.	33.3%
Douglas M. Cecil	33.3%

Board of Directors

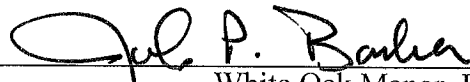
President – John P. Barber
Vice President – Douglas M. Cecil
Secretary – Oliver K. Cecil, Jr.

AFFILIATION STATEMENT

White Oak Manor – Burlington, Inc., White Oak Manor, Inc., and White Oak Management, Inc. are not affiliated with a religious, charitable, or other nonprofit organization; therefore, White Oak Manor – Burlington, Inc. is responsible for all financial and contract obligations and White Oak Manor – Burlington, Inc. is not a tax exempt organization. As mentioned earlier, White Oak Manor, Inc. continues to be fully obligated to the terms of all Resident Contracts entered into prior to the date of this filing.

CRIMINAL VIOLATION STATEMENT

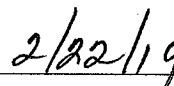
There are no directors, officers, agents, or managing employees of White Oak Manor, Inc., White Oak Manor – Burlington, Inc. and White Oak Management, Inc. that have ever been convicted of a felony or pleaded nolo contendere to a felony charge, or been held liable or enjoined in a civil action by final judgment that involved fraud, embezzlement, fraudulent conversion, or misappropriation of property; or (ii) is subject to a currently effective injunctive or restrictive court order, or within the past five years, had any State or Federal license or permit suspended or revoked as a result of an action brought by a governmental agency or department for any reason.



White Oak Manor, Inc.

John P. Barber

Executive Vice President & CFO



Date

III. POLICIES

ADMISSION

Health Criteria – Prospective residents must be ambulatory and be able to function independently in the activities of daily living. Also, please refer to Section 1 (i) – (iii) of the Apartment Rental Agreement.

Financial and Insurance Criteria – Prior to admission, the resident must pay the entrance fee, if applicable, and the first month's rent. We do not require, but recommend, the resident maintain adequate renter's insurance covering the personal contents of their apartment.

Age Requirement – Admissions are limited to those individuals who are 65 years of age or older.

Changes of Condition Prior to Occupancy – At the time of occupancy, each resident must meet the health criteria outlined above.

Cancellation/ Termination – In accordance with Section 1 of the Apartment Rental Agreement, the following describes our cancellation and termination policy:

“The term of this Agreement shall begin on the first day of occupancy, and end upon the first of the following to occur:

- (a) The last day of the month following the Resident's death, or at such time thereafter as the Resident's belongings have been removed from the premises; or
- (b) Resident's default as hereinafter defined; or
- (c) Oak Creek having determined, and having given written notification thereof, that the Resident:
 - (i) is socially incompatible with the Oak Creek employees, other residents or guests;
 - (ii) has demonstrated possible emotional instability.
 - (iii) poses a risk to the life and well-being of himself or others;
 - (iv) has destroyed, or attempted to destroy, property belonging to Oak Creek, himself or others; or
 - (v) fails to fully comply with all terms and provisions contained in this Agreement; or
 - (vi) has acted in any other unreasonable fashion or poses for Oak Creek its employees, residents or guests, any other unreasonable risks; or
- (d) The last day of any month prior to which the Resident has given to Oak Creek:
 - (i) In the event the Resident is to be transferred, based upon written medical certification, to a hospital or to White Oak Manor – Burlington Nursing Center, at least ten (10) days prior written notice or
 - (ii) In the event the Resident is to be transferred based upon written medical certification, anywhere else, at least thirty (30) days prior written notice; or

- (iii) In the event the Resident is to be transferred anywhere else, without written medical certification, at least (60) sixty days prior written notice; or
- (e) At such time as, if ever, the apartment is destroyed by fire or other calamity, or if the apartment, or a substantial portion of the complex, is acquired through condemnation proceedings, making it such, under the circumstances, that the apartment is no longer reasonably fit for its intended use.

In the event the Resident is transferred as provided in Paragraph (i) above, to a hospital, he shall have sixty (60) days from date of transfer to return to his apartment, and to have the within Agreement remain in full force and effect, so long as all terms, covenants and conditions here in contained, including those pertaining to rental payments, have been (and are then being) fully complied with.

In the event the Resident is transferred, as provided in Paragraph (i) above, to White Oak Manor – Burlington Nursing Center, the Resident shall have thirty (30) days from date of transfer to return to his apartment, and to have the within Agreement remain in full force and effect, so long as all terms, covenants and conditions herein contained, including those pertaining to rental payments, have been (and are then being) fully complied with.

In the event that the Resident, upon being transferred elsewhere as provided above, wishes to again become a tenant of Oak Creek, after the within Agreement has terminated, and is certified, in writing, by a qualified physician, as being again able to reside in the apartment complex, Oak Creek agrees to give the Resident, to the extent reasonably possible, a priority as far as the next available apartment, with entrance fees and rental rates to be those then in effect, and a new Apartment Rental Agreement to be entered into.

In the situations described in Paragraphs (i) and (ii) above, Oak Creek may, but shall have no legal duty to, waive the requirement regarding written notification based upon terms and conditions mutually agreeable to both Oak Creek and Resident.

Apartment Rental Agreement (With Retention Schedule Included)

Retention Schedule is as follows:

<u>LENGTH OF OCCUPANCY</u>	<u>AMOUNT RETAINED</u>	<u>AMOUNT REFUNDED</u>
Upon Occupancy	20%	80%
1 year (prorated daily)	20%	60%
2 years (prorated daily)	20%	40%
3 years (prorated daily)	20%	20%
4 years (prorated daily)	20%	0%

The purpose of paying the Entrance Fee is to reduce the monthly rent when compared to the Straight Rental payment plan.

Upon a resident's death, the unearned portion of the entrance fee becomes the facility's property. In the event of a death of a spouse where the remaining spouse continues to live at Oak Creek, the entrance fee continues to be earned by the facility based on the original Apartment Agreement. When the remaining spouse dies, the unearned portion becomes the facility's property.

Upon termination of the Apartment Rental Agreement (with Retention Schedule Included) for any reason other than resident's death, the resident or his legal representative shall be entitled to a refund of the unearned portion of the entrance fee. Refunds of this nature will be promptly made to the Resident or his legal representative but under no circumstances later than 30 days after the termination date of the agreement.

If an executed contract is rescinded or cancelled under the terms of this contract, all unearned fees and deposits will be fully refundable to the Resident or their Legal Representative within 30 days following the later of the execution of the contract or the receipt of a disclosure statement and Resident will not be required to move into apartment during recession period.

Transfers

A transfer fee may apply if you request a transfer from your current apartment to another. After 10 years of residency in the same apartment, a transfer fee may be waived. A 50% transfer fee will apply if transfer occurs within 5-10 years of residency. If request is made prior to 5 years, 100% of the transfer fee will apply. An exception to the transfer fee may apply if a prearranged agreement signed by both parties stipulates a desire to transfer to another specific apartment within one year. The transfer fee is not a present cost but is based on cost to refurbish the vacated apartment.

Marriages

If a current resident(s) of Oak Creek becomes married, the rent will increase based on the rent schedules in effect at that time for two persons. No additional deposit is required and the balance outstanding on any deposit(s) will continue to amortize in accordance with each Resident's original Rental Agreement. A new Rental Agreement will be negotiated between Oak Creek and the husband and wife as Residents. Other than for medical reasons there are no qualifying requirements for a spouse to meet as a condition for entry. In the event the spouse does not medically qualify for admission, the agreement will terminate and alternate placement will be required.

Rent/ Default

If an existing resident is unable to meet their monthly obligation to the facility, the Apartment Rental Agreement provides the following under Section(s) 16 (No Initial Deposit Agreement) 17 (With Retention Schedule Agreement) "Default":

“This Apartment Rental Agreement is made upon the condition that the Resident shall faithfully perform all of the terms, covenants and conditions herein contained by him to be performed as herein set forth or in other agreements heretofore or hereafter entered into between Oak Creek and the Resident, and Resident shall be in default if:

- (a) Any rental payment due hereunder shall at any time be in arrears and unpaid for fifteen (15) days after receipt by Resident of written notice making demand therefore; or
- (b) Resident shall fail to observe or perform any of the covenants, agreements, or conditions set forth herein and said failure shall continue for a period of fifteen (15) days after receipt by Resident of written notice of such failure from Oak Creek.
- (c) Owner’s having determined, and having given written notification thereof, that the resident:
 - (i) is socially incompatible with the Owner’s employees, other residents, or guests;
 - (ii) has demonstrated possible emotional instability;
 - (iii) poses a risk to the life and well-being of himself or others;
 - (iv) has destroyed, or attempted to destroy, property belonging to the Owner, himself, or others; or
 - (v) has acted in any other unreasonable fashion or poses for the Owner, its employees, residents or guests, any other unreasonable risks.

In the event of a default, Oak Creek may at its option, declare the term of this Agreement ended and repossess the Apartment, and shall further be entitled to all other rights and remedies set forth herein. A waiver of any default by Owner shall not constitute a waiver of any other or subsequent default. The Owner shall be entitled to be fully reimbursed for all costs and expenses incurred in enforcing its rights hereunder, including a reasonable attorney’s fee, and shall be entitled to have accrued monthly interest, at the maximum rate allowed by law, as to any payments due and owing hereunder.

IV. SERVICES

The following services are available at no extra charge to residents:

- (a) Meals. Owner will provide Resident with one meal per day, the meal to be determined by Oak Creek, and to be served in the common dining area. If you are absent from the dining room for 30 consecutive days a \$50 (per person) refund may be applied to your monthly rental fee. If you do not choose to participate in the meal program, your apartment rental fee will be reduced by \$50 (per person) and the guest meal rate will apply should you periodically desire to have a meal. Advanced planning with Oak Creek is required for this deduction.
- (b) Guest Meals. Are available at \$8.00 per meal.
- (c) Utilities. All utilities will be paid for by Oak Creek. However, the cost of installation and monthly telephone service shall be paid by Resident.
- (d) Janitorial Services. Oak Creek will provide services in all service areas, halls and community areas.
- (e) Maid Service. Oak Creek will provide maid service twice a month, on a regularly scheduled basis, to clean Resident's apartment if so desired by Resident.
- (f) Laundry. Twice each week, Resident's flat laundry will be picked up outside the door of Resident's apartment, cleaned, and then returned.
- (g) Laundromat. Laundry facilities are available free of charge at the apartment complex for Resident's use (Resident must provide detergent).
- (h) Transportation. Transportation will be available at certain scheduled times, to be determined by Oak Creek in view of the needs of the Resident and the other occupants of apartments.
- (i) Nursing Center. A bed in the adjoining nursing center will be made available, on a priority basis, whenever Resident's health, as determined by Resident's physician, so requires.
- (j) Nurse Call System. Is located in the master bedroom and bath of each apartment and is connected to the nurse's station at the adjacent nursing facility. If activated, a trained member of the Nursing Department will respond to the apartment.
- (k) Health Services Available. Skilled and Intermediate Nursing Care (Medicare and Medicaid Certified).
- (l) Storage Facilities. Oak Creek shall provide, at Resident's sole risk, reasonable storage space for Resident's belongings other than furniture and other household furnishings.
- (m) Recreational Facilities. Recreational facilities are available for Resident's use on first come/first served basis.
- (n) Basic Cable TV. Basic Cable TV service is provided by the Owner. Additional (expanded) services can be purchased by the Resident.

(o) Personal Services. The following services are available at the Resident's expense:

Beauty/ Barber Shop
Accommodations for overnight guests
Dry cleaning pick-up and delivery
Daily delivery of local and national newspapers

V. **FEES/ RENT**

Application/ Registration Fee – a \$500 deposit is required to be on the waiting list. This fee is refundable within 30 days from receipt of such a request.

ENTRANCE & MONTHLY RENTAL FEES

Apartment Type	Entrance Fee	Monthly Rental Fee	
		1 st Person	2 nd Person
One Bedroom	\$25,000	\$1,071	\$1,329
Two Bedrooms	\$30,000	\$1,236	\$1,504

The purpose of the Entrance Fee is to reduce the monthly rent when compared to the Straight Rental Plan

STRAIGHT RENTAL PLAN

Apartment Type	Entrance Fee	Monthly Rental Fee	
		1 st Person	2 nd Person
One Bedroom	N/A	\$1,545	\$1,803
Two Bedrooms	N/A	\$1,710	\$1,978

Although Oak Creek will attempt to keep rental increases to a minimum, during any calendar year following the first full calendar year of this Agreement, Oak Creek may, due to an increase in the cost of operation, or for any other reason, upon thirty (30) days prior written notice to the Resident, increase the monthly rental payable hereunder so long as the sum of the increases in monthly rental during any calendar year does not exceed the greater of:

- (i) Six (6%) percent of the average monthly rental during the preceding calendar year; or
- (ii) An amount equal to the average monthly rental during the preceding calendar year multiplied by the percentage increase in the "Consumer Price Index" figures for January and December of the preceding calendar year, the Consumer Price Index being the "Consumer Price Index – U.S. City Average – All Items Figures for Urban Wage Earners and Clerical Workers (Including Single Workers), which index is currently published in the "Monthly Labor Review" of the Bureau of Labor Statistics of the United States Department of Labor, or its successor index.

OAK CREEK APARTMENTS

SCHEDULE OF FEE CHANGES FOR THE LAST FIVE YEARS

ENTRANCE FEE PLAN

	2019		2018		2017		2016		2015	
	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>
<u>2 Bedrooms</u>										
1 Person	\$30,000	\$1,236	\$30,000	\$1,236	\$30,000	\$1,236	\$25,000	\$1,200	\$25,000	\$1,200
2 People	\$30,000	\$1,504	\$30,000	\$1,504	\$30,000	\$1,504	\$25,000	\$1,460	\$25,000	\$1,460
<u>1 Bedroom</u>										
1 Person	\$25,000	\$1,071	\$25,000	\$1,071	\$25,000	\$1,071	\$20,000	\$1,040	\$20,000	\$1,040
2 People	\$25,000	\$1,329	\$25,000	\$1,329	\$25,000	\$1,329	\$20,000	\$1,290	\$20,000	\$1,290

STRAIGHT RENTAL PLAN

	2019		2018		2017		2016		2015	
	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>
<u>2 Bedrooms</u>										
1 Person	N/A	\$1,710	N/A	\$1,710	N/A	\$1,710	N/A	\$1,660	N/A	\$1,660
2 People	N/A	\$1,978	N/A	\$1,978	N/A	\$1,978	N/A	\$1,920	N/A	\$1,920
<u>1 Bedroom</u>										
1 Person	N/A	\$1,545	N/A	\$1,545	N/A	\$1,545	N/A	\$1,500	N/A	\$1,500
2 People	N/A	\$1,803	N/A	\$1,803	N/A	\$1,803	N/A	\$1,750	N/A	\$1,750

OAK CREEK

FREQUENCY AND AVERAGE DOLLAR CHANGE (ENTRANCE FEE PLAN) - RENT

	2019	2018	2017	2016	2015
<u>2 Bedrooms</u>					
1 Person	N/C	N/C	+36	N/C	+167
2 People	N/C	N/C	+44	N/C	+206
<u>1 Bedroom</u>					
1 Person	N/C	N/C	+31	N/C	+153
2 People	N/C	N/C	+39	N/C	+181

FREQUENCY AND AVERAGE DOLLAR CHANGE (STRAIGHT RENTAL PLAN) - RENT

	2019	2018	2017	2016	2015
<u>2 Bedrooms</u>					
1 Person	N/C	N/C	+50	N/C	+232
2 People	N/C	N/C	+58	N/C	+271
<u>1 Bedroom</u>					
1 Person	N/C	N/C	+45	N/C	+219
2 People	N/C	N/C	+53	N/C	+252

**FREQUENCY AND AVERAGE DOLLAR CHANGE (ENTRANCE FEE PLAN) -
DEPOSIT**

	2019	2018	2017	2016	2015
<u>2 Bedrooms</u>					
1 Person	N/C	N/C	N/C	N/C	+5,000
2 People	N/C	N/C	N/C	N/C	+5,000
<u>1 Bedroom</u>					
1 Person	N/C	N/C	N/C	N/C	+5,000
2 People	N/C	N/C	N/C	N/C	+5,000

FREQUENCY AND AVERAGE DOLLAR CHANGE (STRAIGHT RENTAL PLAN) - DEPOSIT

	2019	2018	2017	2016	2015
<u>2 Bedrooms</u>					
1 Person	N/C	N/C	N/C	N/C	N/C
2 People	N/C	N/C	N/C	N/C	N/C
<u>1 Bedroom</u>					
1 Person	N/C	N/C	N/C	N/C	N/C
2 People	N/C	N/C	N/C	N/C	N/C

VI. FINANCIAL INFORMATION

1. Audited Financial Statement – Please refer to Attachment I.
2. Current Interim Financial Statement – Please refer to Attachment I.
3. Five Year Projection Statement – Please refer to Attachment II.

VII. PROJECTED VS. ACTUAL FORECAST COMPARISON

The following pages include:

1. White Oak Manor – Burlington and Oak Creek, Inc.
 - a. Comparison – Year Ended September 30, 2018
Forecasted Balance Sheet
 - b. Comparison – Year Ended September 30, 2018
Forecasted Income Statement
 - c. Comparison – Year Ended September 30, 2018
Forecasted Statements of Cash Flows
 - d. Schedules Exhibit A – Assets Limited to Use – Operating Reserve /
Consolidating Balance Sheet

White Oak Manor-Burlington and Oak Creek, Inc.
Comparison - Year Ended September 30, 2018
Forecasted Balance Sheets

	2018 Actual	2018 Forecast	Variance	% Variance	
ASSETS					
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 313,474	\$ 423,453	\$ (109,979)	-26%	A
Accounts Receivable, Net	1,528,538	1,115,471	413,067	37%	B
Estimated Third-Party Payor Settlements		-	-	0%	
Other Current Assets	31,406	35,093	(3,687)	-11%	
Total Current Assets	1,873,418	1,574,017			
ASSETS LIMITED AS TO USE - OPERATING RESERVE	473,582	487,789	(14,207)	-3%	
MOVEABLE EQUIPMENT					
Less: Accumulated Depreciation	1,207,978	1,105,000	102,978	9%	
Construction in Progress	-	-			
Moveable Equipment, Net	463,555	575,494			
Total Assets	\$ 2,810,555	\$ 2,637,300			
	Actual	Forecast	Variance	% Variance	
LIABILITIES AND SHAREHOLDER'S EQUITY (DEFICIT)					
CURRENT LIABILITIES					
Accounts Payable	\$ 259,785	\$ 451,211	\$ (191,426)	-42%	C
Accrued Wages and Other Liabilities	428,046	407,596	20,450	5%	
Intercompany Accounts	8,655,802	8,567,907	87,895	1%	
Asset Retirement Obligation	79,034	79,034	-	0%	
Total Current Liabilities	9,422,667	9,505,748			
DEFERRED CREDITS					
Unearned Deposit Revenue - Nonrefundable	126,790	104,205	22,585	22%	
Unearned Deposit Revenue - Refundable	-	-	-	0%	
Deposits on Apartments	6,000	6,000	-	0%	
Total Deferred Credits	132,790	110,205			
LONG-TERM DEBT					
Total Liabilities	9,555,457	9,615,953			
SHAREHOLDER'S EQUITY (DEFICIT)					
Common Stock, par value \$1 per share; 350,000 shares authorized, 309,490 shares issued and outstanding	309,490	309,490	-	0%	
Retained Earnings (Deficit)	(7,054,392)	(7,288,143)	233,751	-3%	
Other Comprehensive Loss	-	-	-	0%	
Total Shareholder's Equity (Deficit)	(6,744,902)	(6,978,653)			
Total Liabilities and Shareholder's Equity (Deficit)	\$ 2,810,555	\$ 2,637,300			

Out of balance check - -

Materiality Threshold - variance is greater than 10% and \$100,000

A) Larger loss than expected caused cash to be lower.

B) See attached schedule.

C) White Oak added another A/P employee at the corporate office to help clean up payables with fewer old invoices at year end.

White Oak Manor-Burlington and Oak Creek, Inc.
Comparison - Year Ended September 30, 2018
Forecasted Income Statement

	2018 Actual	2018 Forecast	Variance	% Variance	
REVENUES					
Net Patient Service Revenue	\$ 10,288,629	\$ 9,949,322	\$ 339,307	3%	
Apartment Rents	817,029	822,549	(5,520)	-1%	
Deposit Amortization	68,499	62,451	6,048	10%	
Investment Income	60,000	60,000	-	0%	
Other Revenue	7,694	6,581	1,113	17%	
Total Revenues	11,241,851	10,900,903			
EXPENSES					
Nursing Services	4,712,320	4,610,747	101,573	2%	
Ancillaries	1,379,668	1,221,448	158,220	13%	D
Dietary Expenses	1,018,119	999,967	18,152	2%	
Social Services	117,018	114,992	2,026	2%	
Activities	100,262	94,931	5,331	6%	
Medical Records	53,024	46,052	6,972	15%	
Laundry and Linen	140,391	132,573	7,818	6%	
Housekeeping	362,363	340,011	22,352	7%	
Facility Operations and Maintenance	576,332	582,584	(6,252)	-1%	
Depreciation	148,413	155,012	(6,599)	-4%	
Interest Expense	2,030	**	2,030	0%	
Taxes and Insurance	121,509	117,371	4,138	4%	
Employee Benefits	1,016,714	1,003,011	13,703	1%	
General and Administrative	1,700,981	1,923,251	(222,270)	-12%	E
Total Expenses	11,449,144	11,341,950			
Net Loss	\$ (207,293)	\$ (441,047)			

Materiality Threshold - variance is greater than 10% and \$100,000

D) Ancillary expense was up due to drug expense. Drugs for VA was up 76k over prior year.

E) Adjusted allowance for bad debts down at year end. Prior year estimate for writeoffs were too high.

White Oak Manor-Burlington and Oak Creek, Inc.
Comparison - Year Ended September 30, 2018
Forecasted Statements of Cash Flows

	2018 Actual	2018 Forecast	Variance	% Variance	
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Loss	\$ (207,293)	\$ (441,047)	\$ 233,754	-53%	F
Adjustments to Reconcile Net Income to Net Cash					
Provided (Used) by Operating Activities:					
Depreciation	148,413	155,012	(6,599)	-4%	
Deposit Amortization	(68,499)	(62,451)	(6,048)	10%	
Deposit Receipts	92,116	63,483	28,633	45%	
Increase in Current Assets:					
Accounts Receivable	(424,111)	(11,044)	(413,067)	3740%	G
PY Audit Adjustments	-	-	-	0%	
Other Current Assets	3,340	(347)	3,687	-1063%	
Increase in Current Liabilities:					
Accounts Payable	(182,579)	8,847	(191,426)	-2184%	H
Intercompany Accounts	387,895	300,000	87,895	29%	
Accrued Wages and Other Liabilities	24,486	4,036	20,450	507%	
Asset Retirement Obligation	-	-	-	0%	
Net Cash Provided by Operating Activities	<u>(226,232)</u>	<u>16,489</u>			
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchases of Property and Equipment	(42,172)	(160,710)	118,538	-74%	I
Net Change in Assets Limited as to Use - Operating Reserve	-	(14,207)	14,207	-100%	
Net Cash Used in Investing Activities	<u>(42,172)</u>	<u>(174,917)</u>			
CASH FLOWS FROM FINANCING ACTIVITIES					
Distributions to Shareholder	-	-	-	0%	
Net Cash Used in Financing Activities	<u>-</u>	<u>-</u>			
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(268,404)	(158,428)			
Cash and Cash Equivalents - Beginning of Year	<u>581,881</u>	<u>581,881</u>			
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 313,477</u>	<u>\$ 423,453</u>			

Materiality Threshold - variance is greater than 10% and \$100,000

F) Net Loss - Higher than expected expenses in drugs, therapy, and employee healthcare benefits lead to larger than expected loss.

G) Receivables were up due to slow payment from Veterans Affairs.

H) White Oak added another A/P employee at the corporate office to help clean up payables with fewer old invoices at year end.

I) Reduced capital purchases, prior year reinovations and improves have decreased as expected but the forecast did not correctly project.

Exhibit A - Reserve - "Assets Limited to Use"

Based on Projection for 2019

	BU	CR	TR	
Total Operating Expenses	12,055,266	12,815,418	9,157,829	
Principal Payment On Any Long-Term Debt	+	-	-	-
Depreciation Expense	-	(98,068)	(161,635)	
Amortization Expense	-	-	-	
Extraordinary Items As Approved	-	-	-	
Debt Service Portion, If Provided For By Reserve Acct	-	-	-	
Total Operating Costs	11,957,198	12,726,771	8,996,194	
Occupancy Factor (See Subsection C)	*	25.00%	25.00%	25.00%
Operating Reserve Requirement	2,989,300	3,181,693	2,249,049	8,420,042
			Audited Financial Stmt's Reserve	7,265,873
			Reserve Short	<u>(1,154,169)</u>

As of 9/30/2018 White Oak's Reserve was 15.88% or \$1,154,169 short of the requirement. White Oak's investment in Millennium USA HedgeFocus Fund LP of \$342,680 is not included assets limited to use. The company has performed many capital improvement projects over the last few years including improvements to the apartments resulting in a reduced cash balance. The company has reduced its capital spending and taken other steps in an effort to restore cash reserves.

(B) Receivable Increase

BU & OC

17

18

ACCT #	ACCT NAME	2017	2018	CHANGE
1101	Accts Receivable-Private	237,484.56	337,793.18	100,308.62
1102	Accts Receivable-Medicaid SNF	137,126.55	149,587.17	12,460.62
1103	Accts Receivable-Medicaid ICF	0.00	0.00	0.00
1104	Accts Receivable-Hospice	14,857.56	36,872.45	22,014.89
1105	Accts Receivable-Medicare Pt A	43,144.15	29,090.59	(14,053.56)
1106	Accts Receivable-Mcare Crossover Part A	(472.50)	8,540.50	9,013.00
1107	Accts Receivable-3rd Party Ins Part A	4,441.50	9,882.50	5,441.00
1108	Accts Receivable-Medicare Pt B	7,360.57	8,382.45	1,021.88
1109	Accts Receivable-Mcare Crossover Pt B	3,402.58	4,646.68	1,244.10
1110	Accts Receivable-Medicaid Pending	29,357.18	163,276.80	133,919.62
1111	Accts Receivable-Insurance	23,016.49	45,100.00	22,083.51
1112	Accts Receivable-Managed Care	141,383.45	126,947.35	(14,436.10)
1113	Accts Receivable-VA	301,973.20	528,175.22	226,202.02
1114	Accts Receivable-Other	0.00	0.00	0.00
1115	Accts Receivable Other	31,298.00	11,810.20	(19,487.80)
1116	Due from Medicare Cost Report	0.00	0.00	0.00
1117	Due from Medicaid Cost Report	0.00	0.00	0.00
1118	Do not use	0.00	0.00	0.00
1119	Do not use	0.00	0.00	0.00
1120	Allowance For Doubtful Accounts	(134,529.30)	(31,201.85)	103,327.45
1121	Do not use	0.00	0.00	0.00
1122	Accts Rec- 3rd Party Clearing Account	329.00	0.00	(329.00)
1123	Resident Refund Clearing Acct	(329.00)	812.85	1,141.85
1124	Resident Judgments	93,679.21	101,859.21	8,180.00
1125	Activities Fund	(3,037.25)	(3,037.25)	0.00
TOTAL		930,485.95	1,528,538.05	598,052.10

1101 - Private revenue was up 37% for 2018, the outstanding as a percentage of revenue is only up 1%.

1110 - Medicaid Pending at the end of 2017 was historically low, the projection should had adjusted the receivable back up.

1113 - VA revenue was up 54% for year, the VA is a slow payer so this is inline with expectations.

VIII. RESERVES, ESCROW AND TRUSTS

Sufficient reserves are maintained at all times to pay the residents the total outstanding initial deposit liability. The amount available at September 30, 2018 was \$473,582.

The amount anticipated to meet the operating reserve requirement effective at September 30, 2019 is \$2,989,300.

The funds will come from cash or investments of White Oak Manor, Inc. The funds will be invested in “investment grade securities” such as cash, AAA or better rated bonds, U.S. Treasury and U.S. Government Agency obligations. The investment decisions will be made by Mr. Brent Schofield of Common Wealth Financial Network and Mr. Justin Runager of UBS.

There are no material differences between (i) the forecast statements of revenues and expenses and cash flows or other forecast financial data filed pursuant to N.C.G.S. §58-64-20 as a part of the disclosure statement recorded most immediately subsequent to the start of the provider’s most recently completed fiscal year and (ii) the actual results of operations during that fiscal year, together with the revised forecast statements of revenues and expenses and cash flows or other forecast financial data being filed as a part of the revised disclosure statement. Based on the terms of the resident agreement, initial deposits are not required to be in an Escrow or Trust Account.

IX. FACILITY DEVELOPMENT/ EXPANSION

During the year, extensive remodeling of the community dining room was completed. Additionally, an elevator located in the community building was installed allowing residents better access to community dining and social events.

X. OTHER MATERIAL INFORMATION, AS APPLICABLE

N/A as there is no past or current litigation, bankruptcy filing, receivership, liquidation, impending actions or perils against White Oak Manor, Inc., White Oak Manor – Burlington, Inc., White Oak Management, Inc. or this retirement community.

XI. RESIDENT’S AGREEMENT/ CONTRACT

Please refer to Attachment

ATTACHMENT I

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
YEARS ENDED SEPTEMBER 30, 2018 AND 2017

CliftonLarsonAllen LLP



WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING



WHITE OAK MANOR, INC. AND SUBSIDIARIES
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INDEPENDENT AUDITORS' REPORT

Board of Directors
White Oak Manor, Inc.
Spartanburg, South Carolina

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of White Oak Manor, Inc. and Subsidiaries (the Company), which comprises the consolidated balance sheet as of September 30, 2018, and the related consolidated statements of comprehensive income, shareholders' equity, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Board of Directors
White Oak Manor, Inc.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of White Oak Manor, Inc. and Subsidiaries as of September 30, 2018, and the results of their operations and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matter

The 2017 consolidated financial statements were audited by other auditors, whose report dated February 21, 2018, expressed an unmodified opinion on those statements.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
January 21, 2019

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS (CONTINUED)
SEPTEMBER 30, 2018 AND 2017

	2018	2017
LIABILITIES AND SHAREHOLDERS' EQUITY		
CURRENT LIABILITIES		
Cash Overdraft	\$ 2,647,561	\$ 1,634,372
Current Portion of Long-Term Debt	2,715,496	2,482,362
Accounts Payable	5,046,956	5,127,349
Accrued Wages and Other Liabilities	10,337,309	9,304,201
Tenant Deposits	146,500	137,236
Total Current Liabilities	20,893,822	18,685,520
 LONG-TERM DEBT, Net of Current Portion	 53,060,457	 54,824,830
 FAIR VALUE OF INTEREST RATE SWAP AGREEMENTS	 184,749	 1,510,913
OTHER LIABILITIES		
Deferred Income	758,712	645,246
Asset Retirement Obligation	909,100	909,100
Total Long-Term Liabilities	54,913,018	57,890,089
Total Liabilities	75,806,840	76,575,609
 SHAREHOLDERS' EQUITY		
Common Stock: Series A Voting, No Par Value, Authorized 1,000,000 Shares; Issued and Outstanding 47,050 Shares	110	110
Common Stock: Series B Non-Voting, No Par Value, Authorized 20,000,000 Shares; Issued and Outstanding 19,916,135 Shares	46,752	46,752
Retained Earnings	16,796,001	18,332,858
Accumulated Other Comprehensive Income	2,318,406	1,849,613
Total Shareholders' Equity	19,161,269	20,229,333
Total Liabilities and Shareholders' Equity	\$ 94,968,109	\$ 96,804,942

See accompanying Notes to Consolidated Financial Statements.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
YEARS ENDED SEPTEMBER 30, 2018 AND 2017

	2018	2017
REVENUE		
Net Patient Service Revenue	\$ 159,088,511	\$ 150,787,646
Management Fee Revenue	343,914	-
Change in Fair Value of Interest Rate Swap Agreements	1,326,164	1,671,820
Other Revenue	6,023,684	6,420,688
Total Revenue	166,782,273	158,880,154
EXPENSES		
Nursing Service	64,556,431	62,940,217
Ancillaries	21,837,863	20,266,872
Dietary	14,084,334	13,565,452
Social Services	2,322,649	2,234,515
Activities	2,009,228	1,959,878
Medical Records	673,078	671,842
Laundry and Linen	2,006,550	2,043,094
Housekeeping	5,217,155	5,027,796
Facility Operations and Maintenance	8,275,407	7,891,310
Depreciation	6,272,870	5,547,143
Interest Expense	2,376,125	1,811,885
Amortization Expense	148,131	101,472
Property Taxes and Insurance	5,022,211	3,777,184
Employee Benefits	14,605,689	12,866,487
Bad Debt Expense	318,821	656,026
General and Administrative	18,592,588	17,680,065
Total Expenses	168,319,130	159,041,238
NET LOSS	(1,536,857)	(161,084)
OTHER COMPREHENSIVE INCOME		
Change in Unrealized Gains on Securities Available-for-Sale	468,793	678,705
COMPREHENSIVE INCOME (LOSS)	\$ (1,068,064)	\$ 517,621

See accompanying Notes to Consolidated Financial Statements.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF SHAREHOLDERS' EQUITY
YEARS ENDED SEPTEMBER 30, 2018 AND 2017

	Series A Voting Common Stock		Series B Non-Voting Common Stock		Retained Earnings	Accumulated Other Comprehensive Income	Total Shareholders' Equity
	Shares	Amount	Shares	Amount			
BALANCE - SEPTEMBER 30, 2016	47,050	\$ 110	19,916,135	\$ 46,752	\$ 18,493,942	\$ 1,170,908	\$ 19,711,712
Net Loss	-	-	-	-	(161,084)	-	(161,084)
Change in Unrealized Gains on Securities Available-for-Sale	-	-	-	-	-	678,705	678,705
BALANCE - SEPTEMBER 30, 2017	47,050	110	19,916,135	46,752	18,332,858	1,849,613	20,229,333
Net Loss	-	-	-	-	(1,536,857)	-	(1,536,857)
Change in Unrealized Gains on Securities Available-for-Sale	-	-	-	-	-	468,793	468,793
BALANCE - SEPTEMBER 30, 2018	<u>47,050</u>	<u>\$ 110</u>	<u>19,916,135</u>	<u>\$ 46,752</u>	<u>\$ 16,796,001</u>	<u>\$ 2,318,406</u>	<u>\$ 19,161,269</u>

See accompanying Notes to Consolidated Financial Statements.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED SEPTEMBER 30, 2018 AND 2017

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Net Loss	\$ (1,536,857)	\$ (161,084)
Adjustments to Reconcile Net Loss to Net Cash Provided by Operating Activities:		
Depreciation	6,272,870	5,547,143
Amortization	148,131	101,472
Amortization of Debt Issuance Costs	75,752	69,485
Bad Debt Expense	318,821	656,026
Change in Fair Value of Swap Agreement	(1,326,164)	(1,671,820)
Change in Third-Party Payor Settlements	41,000	319,038
Unearned Deposit Income and Other Liabilities	113,466	5,988
Asset Retirement Obligation	-	10,654
Decrease (Increase) in:		
Patient Accounts Payable	(2,174,026)	(1,005,236)
Other Assets	277,368	(124,725)
Increase (Decrease) in:		
Cash Overdraft	1,013,189	(312,111)
Accounts Payable	(80,393)	(1,392,701)
Accrued Wages and Other Liabilities	992,108	(62,966)
Tenant Deposits	9,264	13,029
Net Cash Provided by Operating Activities	4,144,529	1,992,192
CASH FLOWS FROM INVESTING ACTIVITIES		
Net Sales of Investments	-	659,122
(Increase) Decrease in Assets Limited as to Use	876,103	(482,090)
Purchases of Property and Equipment	(3,413,641)	(15,382,915)
Increase of Deferred Other Costs	-	(273,126)
Net Cash Used by Investing Activities	(2,537,538)	(15,479,009)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments on Long-Term Debt	(2,226,709)	(2,000,000)
Proceeds from Issuance of Long-Term Debt	628,050	15,499,465
Increase of Deferred Loan and Other Costs	(8,332)	(12,648)
Net Cash Provided (Used) by Financing Activities	(1,606,991)	13,486,817
NET CHANGE IN CASH AND CASH EQUIVALENTS	-	-
Cash and Cash Equivalents - Beginning of Year	-	-
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ -	\$ -
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash Paid for Interest	\$ 2,300,375	\$ 1,658,160

See accompanying Notes to Consolidated Financial Statements.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

White Oak Manor, Inc. and its wholly owned subsidiaries, (the Company) operate nursing home facilities, assisted living facilities, and apartment complexes for the elderly throughout North and South Carolina.

Principles of Consolidation

The accompanying 2018 and 2017 consolidated financial statements include the accounts of White Oak Manor, Inc. and its wholly-owned subsidiaries, which are as follows:

White Oak Management, Inc.
White Oak Manor – Spartanburg, Inc.
White Oak Manor – Columbia, Inc.
White Oak Manor – Newberry, Inc.
White Oak Manor – Rock Hill, Inc.
White Oak Manor – Shelby, Inc.
White Oak Manor – Kings Mountain, Inc.
White Oak Manor – Tryon, Inc.
White Oak Manor – Rutherfordton, Inc.
White Oak Manor – Burlington, Inc.
White Oak Manor – Charleston, Inc.
White Oak Manor – Charlotte, Inc.
White Oak Estates, Inc.
White Oak Estates Apartments, Inc.
White Oak Estates Assisted Living, Inc.
White Oak Manor – Lancaster, Inc.
White Oak Manor – York, Inc.
White Oak Manor – Waxhaw, Inc.
White Oak Manor at North Grove, Inc.

The consolidated financial statements also include the accounts of the White Oak Estates Wellness Center, which is a department of White Oak Estates, Inc. All significant intercompany balances and transactions have been eliminated in consolidation.

Use of Estimates

The preparation of consolidated 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 consolidated financial statements. Estimates could also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash Equivalents

Cash equivalents consist of temporary bank deposits, money market instruments, and certificates of deposit with an original maturity of three months or less at the date of purchase. As of September 30, 2018 and 2017, the Company had overdrawn its cash balance by \$2,647,561 and \$1,634,372, respectively.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Allowance for Uncollectible Accounts

The Company provides an allowance for uncollectible accounts using management's judgment. Residents are not required to provide collateral for services rendered. Payment for services is required upon receipt of invoice or claim submitted. Accounts past due more than 45 days are individually analyzed for collectability. At September 30, 2018 and 2017, the allowance for uncollectible accounts was approximately \$288,000 and \$509,000, respectively.

Investments

Investments are categorized as available-for-sale and reported at fair value. Unrealized gains and losses are excluded from net income (loss) and reported as a separate component of shareholders' equity.

Assets Limited as to Use

Assets limited as to use primarily include assets required to be set aside by the Department of Insurance of the State of North Carolina as operating reserves and amounts received for advance admission deposits. All assets limited as to use are held in cash or cash equivalents, equity investments, and debt securities.

Property and Equipment

Property and equipment are recorded at cost and include assets costing greater than \$500 in North Carolina nursing homes, all apartments, and assisted livings, and assets costing greater than \$5,000 in South Carolina nursing homes at the time of purchase with a useful life greater than one year. Routine maintenance, repairs, and renewals are charged to expense. Expenditures that materially increase values, change capacities, or extend useful lives are capitalized. Depreciation is calculated on the straight-line method over the estimated useful lives of depreciable assets. Equipment is depreciated over five to seven years, and building and improvements are depreciated over 10 to 40 years.

Goodwill

Goodwill represents the excess of the cost over the fair value of the net assets of the acquired businesses. Prior to October 1, 2015, goodwill was not amortized but was tested annually for impairment. In the event that the fair value of the Company's reporting unit containing goodwill was less than its carrying amount, the Company would determine the amount of the impairment based upon the excess of the carrying amount of goodwill over its implied fair value.

In fiscal year 2016, the Company adopted the provisions of Accounting Standards Update (ASU) No. 2014-02, *Intangibles-Goodwill and Other (Topic 350): Accounting for Goodwill*, which provides an alternative to accounting for goodwill for private companies. The alternative allows an entity to amortize goodwill over a period of 10 years. An entity that elects the alternative is also required to make an election to test goodwill for impairment at the entity level or the reporting unit level. The Company has elected to evaluate potential impairment at the entity level. Under the alternative, goodwill is tested for impairment only when a triggering event occurs or circumstances change that indicate that the fair value of the entity (or reporting unit) may be less than its carrying amount.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Goodwill (Continued)

Amortization expense for the years ended September 30, 2018 and 2017 was approximately \$68,000.

Deferred Income

Amounts shown as deferred income were received under two types of rental agreements available to residents of White Oak Manor - Tryon, Inc.; White Oak Estates Apartments, Inc.; White Oak Manor - Charlotte, Inc.; and White Oak Manor - Burlington, Inc. (the Apartments).

Unearned deposit income represents fees that are earned over the estimated length of stay of the residents. Under the terms of the rental agreement, the unearned portion becomes the property of the Apartments in the event of the resident's death. The unearned portion is refundable to the resident in the event of termination of the lease by either the Apartments or the resident in decreasing amounts over a four or five year period.

Comprehensive Income

Comprehensive income consists of two components, net income (loss) and other comprehensive income. Other comprehensive income refers to revenue, expenses, gains, and losses that under generally accepted accounting principles are recorded as an element of shareholders' equity but are excluded from net income (loss). The Company's other comprehensive income is comprised of unrealized gains on investments categorized as available-for-sale.

Net Patient Service Revenue

Patient revenues are recorded at the private pay or expected reimbursement rate. Contractual adjustments include adjustments for patients admitted as private pay patients but later reimbursed under third-party payor rates and adjustments for ancillary charges. Final determination of amounts due from or to the Medicare and Medicaid programs is subject to review by appropriate governmental authorities or their agents. Differences between the amounts accrued and subsequent settlements are recorded in operations in the year of settlement.

Laws and regulations governing the Medicare and Medicaid programs are complex and subject to interpretation. The Company believes that it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegations of potential wrongdoing. While no such regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation as well as significant regulatory actions including fines, penalties, and exclusion from the Medicare and Medicaid programs.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Income Taxes

The Company, with the consent of its shareholders, has elected S-corporation status. In lieu of corporate income taxes, earning and losses are included in the income tax returns of the shareholders; accordingly, the accompanying consolidated financial statements do not reflect a provision or liability for federal and state income taxes. The Company has determined that it does not have any material unrecognized tax benefits or obligations as of September 30, 2018.

Self-Insurance

The Company is self-insured for professional and general liability costs, workers' compensation, and employee-related health care benefits. Self-insurance liabilities are determined based on claims filed and estimates for claims incurred but not reported.

Fair Value of Financial Instruments

Fair value measurement applies to reported balances that are required or permitted to be measured at fair value under an existing accounting standard. The Company emphasizes that fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability and establishes a fair value hierarchy. The fair value hierarchy consists of three levels of inputs that may be used to measure fair value as follows:

Level 1 – Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access.

Level 2 – Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

Level 3 – Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

Securities available for sale are recorded at fair value on a recurring basis. Fair value measurement is based on quoted prices, if available. If quoted prices are not available, fair values are measured using independent pricing models or other model-based valuation techniques, such as the present value of future cash flows, adjusted for the security's credit rating, prepayment assumptions, and other factors such as credit loss assumptions.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fair Value of Financial Instruments (Continued)

Securities valued using Level 1 inputs include those traded on an active exchange, such as the New York Stock Exchange, as well as debt securities, and U.S. Treasury and other U.S. government and agency mortgage-backed securities that are traded by dealers or brokers in active over-the-counter markets. Level 2 inputs held by the Company include its interest rate swap agreements. The Company does not have any investments valued using Level 3 inputs.

The Company also follows the policy of valuing certain financial instruments at fair value. This accounting policy allows entities the irrevocable option to elect fair value for the initial and subsequent measurement for certain financial assets and liabilities on an instrument-by-instrument basis. The Company has elected to measure alternative investments at fair value under this standard.

Variable Interest Entity

The Company has adopted the provisions of Accounting Standards Update (ASU) No. 2014-07, *Consolidation (Topic 810): Applying Variable Interest Entities Guidance to Common Control Leasing Arrangements*. This ASU provides an accounting alternative for private companies, whereby if certain criteria are met, an entity need not evaluate a lessor entity under Variable Interest Entity (VIE) accounting guidance.

Prior to 2016, the Company had not determined whether its relationships with certain entities would have required consolidation under VIE guidance. Because the relationship with the Kent and Bettye Cecil Trust meets the criteria in ASU 2014-07, the Company is no longer required to evaluate whether the entity needs to be consolidated.

New Accounting Standard

During the year ended September 30, 2018, the Company adopted a provision of Financial Accounting Standards Board (FASB) Account Standards Update (ASU) 2015-07, *Disclosures for Investments in Certain Entities that Calculate Net Asset Value per Share (or Its Equivalent)*, which amends the disclosure requirements of Accounting Standards Codification Topic 820, *Fair Value Measurements and Disclosures*, for reporting entities that measure the fair value of an investment using the net asset value (NAV) per share (or its equivalent) as a practical expedient. The amendments in ASU 2015-07 remove the requirement to categorize within the fair value hierarchy and make certain disclosure for all investments for which fair value is measured using the NAV per share practical expedient. This standard has been applied retrospectively to all periods presented.

Risks and Uncertainties

The Company holds investments in a variety of investment funds. In general, investments are exposed to various risks, such as interest rate, credit, and overall market volatility risk. Due to the level of risk associated with certain investments, it is reasonably possible that changes in the values of the investments will continue to occur in the near term and that such changes could materially affect the Company's investment balances and the amounts reported in the consolidated balance sheets of the Company.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Subsequent Events

In preparing these consolidated financial statements, the Company has evaluated events and transactions for potential recognition or disclosure through January 21, 2019, the date the consolidated financial statements were available to be issued.

NOTE 2 INVESTMENTS

Investments, stated at fair value, at September 30, include:

	2018		2017	
	Cost	Market Value	Cost	Market Value
Alternative Investments	\$ 237,500	\$ 342,680	\$ 237,500	\$ 314,880
Total	<u>\$ 237,500</u>	<u>\$ 342,680</u>	<u>\$ 237,500</u>	<u>\$ 314,880</u>

Investment income and gains for assets limited as to use, cash equivalents, and other investments are recorded in other revenue on the consolidated statement of comprehensive income and are comprised of the following for the years ended September 30, 2018 and 2017:

	2018	2017
Income:		
Interest and Dividend Income	\$ 90,938	\$ 66,229
Realized Gains on Sales of Securities	534,470	262,320
Total	<u>\$ 625,408</u>	<u>\$ 328,549</u>
Other Changes in Comprehensive Income:		
Unrealized Gains on Available for Sale Securities	<u>\$ 468,793</u>	<u>\$ 678,705</u>

Management continually reviews its investment portfolio and evaluates whether declines in the fair value of securities should be considered other than temporary. Factored into this evaluation are the general market conditions, the issuer's financial condition and near term prospects, conditions in the issuer's industry, the recommendation of advisors, and the length of time and extent to which the market value has been less than cost. During the years ended September 30, 2018 and 2017, the Company recorded no losses for other-than-temporary declines in the fair value of investments. At September 30, 2018, the Company held certain investments in unrealized loss positions. None of these unrealized losses qualified for an other-than-temporary impairment write down because they did not meet internal criteria. In all categories, management believes the current economic market will enable the recovery of unrealized losses and the Company has the ability and intent to hold these investments until such time.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 3 ASSETS LIMITED AS TO USE

Assets limited as to use are as follows at September 30, 2018 and 2017:

	2018	2017
Designated to Comply with Requirements Established by the Department of Insurance of North Carolina:		
Cash and Cash Equivalents	\$ 274,983	\$ 431,164
Equity Investments	6,330,558	6,294,465
Debt Securities	660,332	1,087,847
Apartment Reservation Deposits:		
Cash and Cash Equivalents	25,974	32,038
Equity Investments	597,969	467,716
Debt Securities	62,373	80,833
Apartment Retention Deposits, Refundable and Nonrefundable:		
Cash and Cash Equivalents	4,863	6,718
Equity Investments	111,959	98,069
Debt Securities	11,678	16,949
Total	\$ 8,080,689	\$ 8,515,799

Operating Reserve Requirement

The Company has three subsidiaries that operate continuing care facilities in North Carolina: White Oak Manor – Charlotte, Inc.; White Oak Manor – Tryon, Inc.; and White Oak Manor – Burlington, Inc. Under the laws and regulations of the Department of Insurance of North Carolina, which regulates continuing care facilities operating in that state, the Company is required to maintain operating reserves from 25% to 50%, depending on the occupancy percentage, of the total occupancy costs (i.e., total expenses less depreciation, amortization, and interest expense) projected for the 12-month period following the period covered by the most recent annual statement filed with the Department of Insurance. The total required reserve at September 30, 2018 is \$8,124,045. These assets are restricted and cannot be used without approval by the Department of Insurance. At September 30, 2018, these assets totaled \$7,265,873; thus, the Company is not in compliance with State 58-64-33 at September 30, 2018. Management will continue to work with the Department of Insurance to rectify noncompliance with operating reserve requirements and develop a plan to maintain the balance in accordance with reserve requirements as designated by occupancy levels.

All funds set aside to satisfy the regulatory requirements of the Department of Insurance of North Carolina are held in money market funds, debt securities, and equity investments.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 3 ASSETS LIMITED AS TO USE (CONTINUED)

Deposits

The Company holds resident reservation deposits for individuals who have expressed an interest in being part of a waiting list for upcoming apartment vacancies.

Retention deposits are one-time advance fees paid by apartment residents who wish to reduce their monthly rents for as long as they occupy an apartment unit. These funds are amortized over a fixed period stated on the rental agreement.

NOTE 4 PROPERTY AND EQUIPMENT

Property and equipment consist of the following at September 30:

	<u>2018</u>	<u>2017</u>
Land and Improvements	\$ 15,502,302	\$ 15,328,756
Buildings	96,030,701	94,499,444
Fixed Equipment	17,848,837	16,922,059
Moveable Equipment	16,734,355	16,013,119
Construction in Progress	80,107	19,283
	<u>146,196,302</u>	<u>142,782,661</u>
Less - Accumulated Depreciation	(78,229,664)	(71,956,794)
Total	<u>\$ 67,966,638</u>	<u>\$ 70,825,867</u>

At September 30, 2018, construction in progress related to general renovations. The Company capitalized interest of approximately \$173,000 for the year ended September 30, 2017. There was no interest capitalized for the year ended September 30, 2018. Depreciation expense for the years ended September 30, 2018 and 2017 amounted to approximately \$6,273,000 and \$5,547,000, respectively.

NOTE 5 GOODWILL

The gross carrying amounts of goodwill and accumulated amortization are as follows as of September 30:

	<u>2018</u>	<u>2017</u>
Goodwill	\$ 679,593	\$ 679,593
Accumulated Amortization	(203,878)	(135,918)
Total	<u>\$ 475,715</u>	<u>\$ 543,675</u>

Amortization expense for 2018 and 2017 was \$67,960.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 6 ACCRUED WAGES AND OTHER LIABILITIES

Accrued wages and other liabilities consist of the following at September 30:

	2018	2017
Accrued Salaries, Wages, and Benefits	\$ 5,860,097	\$ 5,691,814
Self-Insurance Liabilities	2,462,561	2,310,746
Property Taxes	1,620,143	1,223,130
Other Accrued Liabilities	394,508	78,511
Total	<u>\$ 10,337,309</u>	<u>\$ 9,304,201</u>

NOTE 7 LONG-TERM DEBT

The following comprise long-term debt at September 30:

	2018	2017
Mortgage note payable, maturing March 20, 2024, including interest at 30-day LIBOR plus 1.6% (3.86% at September 30, 2018).	\$ 21,119,985	\$ 22,275,000
Note payable, maturing April 20, 2025, including interest at 30-day LIBOR plus 1.6% (3.86% at September 30, 2018).	11,050,000	11,700,000
Note payable, maturing July 15, 2025, including interest at 30-day LIBOR plus 1.6% (3.86% at September 30, 2018).	21,246,568	21,500,000
Equipment note payable, maturing July 15, 2025, including interest at 30-day LIBOR plus 1.6% (3.86% at September 30, 2018).	1,831,738	2,000,000
Line of Credit, maturing March 20, 2020, including interest at 30-day LIBOR plus 1.5% (3.76% at September 30, 2018).	<u>628,050</u>	<u>-</u>
Total	55,876,341	57,475,000
Less: Unamortized Debt Issuance Costs	100,388	167,808
Less: Current Portion	<u>2,715,496</u>	<u>2,482,362</u>
Total Long-Term Debt	<u>\$ 53,060,457</u>	<u>\$ 54,824,830</u>

Substantially all real estate and equipment owned by the Company have been pledged as collateral for the above indebtedness.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 7 LONG-TERM DEBT (CONTINUED)

Estimated maturities on long-term debt follow:

<u>Year Ending September 30,</u>	<u>Amount</u>
2019	\$ 2,715,496
2020	3,359,774
2021	2,748,716
2022	2,766,505
2023	2,785,130
Thereafter	41,500,720
Total	<u>\$ 55,876,341</u>

The terms of certain loan agreements contain covenants that require the maintenance of specific financial ratios and other covenants. Management believes the Company was in compliance with these covenants as of September 30, 2018.

NOTE 8 ASSET RETIREMENT OBLIGATION

The Company records an asset retirement obligation for which the fair value of the environmental remediation liability can be reasonably estimated. The Company has identified and recorded an asbestos asset retirement obligation related to certain aspects of its communities.

The following amounts are reflected in the consolidated balance sheets as of September 30, 2018 and 2017 related to this obligation:

	<u>2018</u>	<u>2017</u>
Asset Retirement Obligation - Beginning of Year	\$ 909,100	\$ 898,446
Accretion Expense During Year	-	10,654
Asset Retirement Obligation - End of Year	<u>\$ 909,100</u>	<u>\$ 909,100</u>

NOTE 9 COMMON STOCK

Effective October 1, 2003, the Articles of Incorporation were amended to increase the authorized capital stock from 40,000 shares of \$1 par value voting common stock to 1,000,000 shares of "Series A" no par value voting common stock and from 60,000 shares of \$1 par value nonvoting common stock to 20,000,000 shares of "Series B" no par value nonvoting common stock.

Series A voting shares with \$1 par value were retired and shareholders were issued an equal number of shares of Series A, voting, no par value stock.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 10 NET PATIENT SERVICE REVENUE

Net patient service revenue consists of the following for the years ending September 30:

	<u>2018</u>	<u>2017</u>
Routine Services	\$ 152,832,324	\$ 145,091,526
Special Services	35,165,768	31,477,734
	<u>187,998,092</u>	<u>176,569,260</u>
Less: Contractual Adjustments	(28,909,581)	(25,781,614)
Total	<u>\$ 159,088,511</u>	<u>\$ 150,787,646</u>

The Company has agreements with the State of South Carolina and North Carolina under the Medicaid program, and participates in the Medicare program. The Company has had a long-standing agreement with the State of South Carolina such that the Company provides care to Medicaid patients based upon fixed, prospectively determined rates. Medicare reimburses the Company for routine and ancillary services to patients eligible for Medicare benefits on a prospectively determined basis through its SNF (Skilled Nursing Facility) payment methodologies.

The Company has provided for final settlements with the Medicare program and with Medicaid in the period the related services are rendered, and adjusts such estimates as final settlements are determined. Revenue from the Medicaid and Medicare programs together accounted for approximately 74% of the Company's net patient service revenue in the years ended September 30, 2018 and 2017.

NOTE 11 CONCENTRATION OF CREDIT RISK

FDIC Insurance

Financial instruments, which potentially subject the Company to concentrations of credit risk, consist principally of temporary cash investments. The Company places its temporary cash investments with high-quality financial institutions and limits the amount of credit exposure to any one company. At times, such investments may be in excess of the Federal Deposit Insurance Corporation (FDIC) insurance limit.

Receivables

The Company grants credit without collateral to its patients, most of whom are local residents and are insured under third-party payer agreements. The mix of receivables from patients and third-party payers at September 30, 2018 and 2017, was as follows:

	<u>2018</u>	<u>2017</u>
Medicare	15 %	18 %
Medicaid	41	28
Other Third-Party Payers	44	54
Total	<u>100 %</u>	<u>100 %</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 12 OPERATING LEASES

The Company leases its office building and certain transportation equipment under lease agreements, which are classified as operating leases. Rent expense under such leases totaled approximately \$1,674,000 and \$1,746,000 in 2018 and 2017, respectively. Future annual minimum lease commitments under such leases are as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2019	\$ 1,186,649
2020	994,282
2021	785,765
2022	719,645
2023	658,010
Thereafter	109,290
Total	<u>\$ 4,453,641</u>

NOTE 13 DERIVATIVE FINANCIAL INSTRUMENTS

The Company periodically entered into interest rate swap agreements (interest swaps) to moderate its exposure to interest rate changes. As of September 30, 2018 and 2017, the Company had interest swaps with notional amounts of approximately \$22,662,000 and \$23,520,000, respectively. These swaps change their variable rate interest on the associated debt to fixed rates of 4.28% and 5.06%

The fair values of the Company's interest swaps are presented on the consolidated balance sheets as follows:

	<u>Liability Derivative</u>			
	<u>September 30, 2018</u>		<u>September 30, 2017</u>	
	Balance Sheet Location	Fair Value	Balance Sheet Location	Fair Value
Derivative Not Designated as Hedging Instrument:				
	Fair Value of Interest Rate Swap Agreements		Fair Value of Interest Rate Swap Agreements	
Interest Rate Swap	\$ 184,749		\$ 1,510,913	

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 13 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

The unrealized gain for the year and period associated with the fair market value of the interest rate swap agreements included on the consolidated statements of comprehensive income are as follows:

Derivative Not Designated as Hedging Instrument:	Location of Unrealized Gain Recognized in Income on the Derivative	Amount of Unrealized Gain Recognized in Income on the Derivative	
		September 30, 2018	September 30, 2017
Interest Rate Swap	Change in Fair Value of Interest Rate Swap Agreements	\$ 1,326,164	\$ 1,671,820

The Company is exposed to a credit loss for the periodic settlement of amounts due under its interest rate swap agreements; however, such amounts were not material at September 30, 2018.

NOTE 14 RETIREMENT PLAN

The Company sponsors a retirement plan (the Plan) that covers substantially all employees. The Company's policy is to match 50% of an employee's elective deferral that does not exceed 5% of the employee's compensation. In 2018, the policy was updated to match 25% of an employee's elective deferral. The Company's profit sharing contributions to the Plan are discretionary and are deposited with a qualified trustee with the employees' elective deferrals and the Company's matching contributions. The Company's profit sharing contributions are allocated based on the annual compensation of the participants. The Company made profit sharing and matching contributions of approximately \$292,000 and \$546,000 during the years ended September 30, 2018 and 2017, respectively.

NOTE 15 RELATED PARTY TRANSACTIONS

The Company is involved in various transactions with White Oak Pharmacy, an affiliated company by common management. The accompanying consolidated financial statements include balances and transactions between the Company and White Oak Pharmacy as follows:

	2018	2017
Accounts Payable to White Oak Pharmacy	\$ 993,972	\$ 759,847
Nursing Expenses Provided to White Oak Pharmacy	56,756	58,054
Ancillary Expenses Provided to White Oak Pharmacy	6,437,888	5,788,082
Medical Supplies Provided to White Oak Pharmacy	183,314	-
Consulting Expenses Provided to White Oak Pharmacy	544,558	566,149
Other Expenses Provided to White Oak Pharmacy	46,049	60,696

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 15 RELATED PARTY TRANSACTIONS (CONTINUED)

The Company borrowed \$440,000 from their affiliate White Oak Pharmacy in 2018. This amount is not secured by a formal agreement and does not bear interest and is included in accounts payable to White Oak Pharmacy in the above table.

The Company leases its corporate office building from a related party trust (the Trust). The original lease expired in June 2013 and is renewed annually. Payments under the lease are approximately \$33,540 per month and are to be adjusted annually based on changes in the Consumer Price Index. Lease expense provided to the Trust was approximately \$403,000 in 2018 and 2017, respectively.

The Company is the guarantor on the mortgage payable on the building. The loan matures December 11, 2027, and requires monthly principal and interest payments of \$4,233. The loan bears interest at One Month LIBOR plus 1.75%. As of September 30, 2018, the outstanding balance of the loan was approximately \$731,428.

NOTE 16 FAIR VALUE OF FINANCIAL INSTRUMENTS

The Company uses fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures. For additional information on how the Company measures fair value, refer to Note 1.

The following table presents the fair value hierarchy for the balances of the assets and liabilities of the Company measured at fair value on a recurring basis as of September 30:

	2018			Total
	Level 1	Level 2	Level 3	
Assets:				
Assets Limited as to Use:				
Equity Investments	\$ 7,040,486	\$ -	\$ -	\$ 7,040,486
Debt Securities	734,383	-	-	734,383
Total Assets Measured at Fair Value	<u>\$ 7,774,869</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,774,869</u>
Liabilities:				
Interest Rate Swap Agreement	\$ -	\$ 184,749	\$ -	\$ 184,749
Total Liabilities Measured at Fair Value	<u>\$ -</u>	<u>\$ 184,749</u>	<u>\$ -</u>	<u>\$ 184,749</u>
2017				
	Level 1	Level 2	Level 3	Total
Assets:				
Assets Limited as to Use:				
Equity Investments	\$ 6,860,250	\$ -	\$ -	\$ 6,860,250
Debt Securities	1,185,629	-	-	1,185,629
Total Assets Measured at Fair Value	<u>\$ 8,045,879</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,045,879</u>
Liabilities:				
Interest Rate Swap Agreement	\$ -	\$ 1,510,913	\$ -	\$ 1,510,913
Total Liabilities Measured at Fair Value	<u>\$ -</u>	<u>\$ 1,510,913</u>	<u>\$ -</u>	<u>\$ 1,510,913</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 16 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

The following tables set forth additional disclosures for the fair value measurement of certain investments that calculate net asset value per share (or its equivalent) for the years ended September 30, 2018 and 2017:

	2018			
	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Alternative Investments	\$ 342,680	\$ -	Initial 2 Year Period; Quarterly Thereafter	45 Days

	2017			
	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Alternative Investments	\$ 314,880	\$ -	Initial 2 Year Period; Quarterly Thereafter	45 Days

The alternative investment funds' investment objective is to achieve capital preservation through consistent, disciplined asset allocation and exposure management. To help achieve these objectives, there is a significant emphasis on portfolio diversification.

NOTE 17 COMMITMENTS AND CONTINGENCIES

The health care industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government health care program participation requirements, reimbursement for patient services, and Medicare and Medicaid fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care providers. Violations of these laws and regulations could result in expulsion from government health care programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed.

Self-Insurance

Health Insurance

The Company self-insures its employees' health plan. It has contracted with an administrative service company to supervise and administer the health plan and act as its representative. Provisions for expected future payments are accrued based on the Company's experience and include amounts for claims filed and claims incurred but not reported. The Company insures for excessive and unexpected health claims under a specific stop loss policy with a deductible of \$200,000.

WHITE OAK MANOR, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017

NOTE 17 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Self-Insurance (Continued)

Workers' Compensation

The Company is self-insured for workers' compensation. It has contracted with an administrative service company to supervise and administer the workers' compensation plan and act as its representative. Provisions for expected future payments under known claims and for claims incurred but not reported are actuarially determined by the administrative service company. The Company insures for excessive and unexpected claims and is liable for claims not to exceed \$300,000 per occurrence and an aggregate amount of \$1,740,000 per plan year.

Professional Liability

The Company is self-insured for professional liability insurance. The Company estimates its reserve under its self-insured plan based upon claims filed and also establishes a reserve for claims incurred but not yet reported. The reserve for claims incurred but not yet reported is based on the Company's historical experience.

Management Agreement

In fiscal year 2017, the Company entered into a management agreement with Kershaw Health to manage the skilled nursing facility known as Karesh Long Term Care Center. The management agreement began on February 1, 2018 for a period of three years and will automatically review for five additional years. Under the management agreement, the Company will receive a management fee equal to 6% of net patient revenues each year. The Company is responsible for paying employees including salaries, wages, and benefits, that will be reimbursed by Karesh Long Term Care Center monthly.



CliftonLarsonAllen

CliftonLarsonAllen LLP
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**INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY INFORMATION**

Board of Directors
White Oak Manor, Inc.
Spartanburg, South Carolina

We have audited the consolidated financial statements of White Oak Manor, Inc. and Subsidiaries as of and for the year ended September 30, 2018, and have issued our report thereon dated January 21, 2019, which expressed an unmodified opinion on those financial statements, and appears on pages 1 and 2. Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information in the supplemental schedules is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position and results of operations of the individual entities, and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
January 21, 2019

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATING BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS	<u>Consolidated</u>	<u>Eliminations</u>	<u>White Oak Manor, Inc.</u>	<u>All Subsidiaries</u>
CURRENT ASSETS				
Patient Accounts Receivable, Net	\$ 16,556,581	\$ (679,171)	\$ -	\$ 17,235,752
Investments	342,680	-	342,680	-
Other Current Assets	1,258,633	-	7,091	1,251,542
Total Current Assets	<u>18,157,894</u>	<u>(679,171)</u>	<u>349,771</u>	<u>18,487,294</u>
ASSETS LIMITED AS TO USE	8,080,689	-	6,569,358	1,511,331
PROPERTY AND EQUIPMENT	146,196,302	-	126,876,925	19,319,377
Less: Accumulated Depreciation	<u>(78,229,664)</u>	<u>-</u>	<u>(65,410,388)</u>	<u>(12,819,276)</u>
Property and Equipment, Net	67,966,638	-	61,466,537	6,500,101
OTHER ASSETS				
Deferred Other Costs, Net	287,173	-	-	287,173
Goodwill, Net	475,715	-	475,715	-
Intercompany Accounts	-	(45,970,754)	6,840,089	39,130,665
Investment in Subsidiaries	-	<u>(3,177,082)</u>	<u>3,177,082</u>	-
Total Other Assets	<u>762,888</u>	<u>(49,147,836)</u>	<u>10,492,886</u>	<u>39,417,838</u>
Total Assets	<u>\$ 94,968,109</u>	<u>\$ (49,827,007)</u>	<u>\$ 78,878,552</u>	<u>\$ 65,916,564</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATING BALANCE SHEET (CONTINUED)
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

	Consolidated	Eliminations	White Oak Manor, Inc.	All Subsidiaries
LIABILITIES AND SHAREHOLDERS' EQUITY				
CURRENT LIABILITIES				
Cash Overdraft	\$ 2,647,561	\$ -	\$ 58,893	\$ 2,588,668
Current Portion of Long-Term Debt	2,715,496	-	2,715,496	-
Accounts Payable	5,046,956	(679,171)	2,520	5,723,607
Accrued Wages and Other Liabilities	10,337,309	-	84,240	10,253,069
Tenant Deposits	146,500	-	-	146,500
Total Current Liabilities	<u>20,893,822</u>	<u>(679,171)</u>	<u>2,861,149</u>	<u>18,711,844</u>
LONG-TERM DEBT, Net of Current Portion	53,060,457	-	52,432,407	628,050
FAIR VALUE OF INTEREST RATE SWAP AGREEMENTS	184,749	-	108,969	75,780
OTHER LIABILITIES				
Deferred Income	758,712	-	-	758,712
Asset Retirement Obligation	909,100	-	-	909,100
Intercompany Accounts	-	(45,970,754)	-	45,970,754
Total Long-Term Liabilities	<u>54,913,018</u>	<u>(45,970,754)</u>	<u>52,541,376</u>	<u>48,342,396</u>
Total Liabilities	75,806,840	(46,649,925)	55,402,525	67,054,240
SHAREHOLDERS' EQUITY				
Common Stock, Series A, Voting	110	(3,177,082)	110	3,177,082
Common Stock, Series B, Non-Voting	46,752	-	46,752	-
Retained Earnings (Accumulated Deficit)	16,796,001	-	21,110,759	(4,314,758)
Accumulated Other Comprehensive Income	2,318,406	-	2,318,406	-
Total Shareholders' Equity	<u>19,161,269</u>	<u>(3,177,082)</u>	<u>23,476,027</u>	<u>(1,137,676)</u>
Total Liabilities and Shareholders' Equity	<u>\$ 94,968,109</u>	<u>\$ (49,827,007)</u>	<u>\$ 78,878,552</u>	<u>\$ 65,916,564</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
CONSOLIDATING STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

	Consolidated	Eliminations	White Oak Manor, Inc.	All Subsidiaries
REVENUE				
Net Patient Service Revenue	\$ 159,088,511	\$ -	\$ -	\$ 159,088,511
Management Fee Revenue	343,914	(9,068,436)	-	9,412,350
Lease Fees	-	(5,948,640)	5,948,640	-
Apartment Fees	4,920,254	-	-	4,920,254
Deposit Revenue	382,103	-	-	382,103
Change in Value of Interest Rate Swap Agreements	1,326,164	-	1,326,164	-
Interest and Other Revenue	721,327	-	385,408	335,919
Total Revenue	<u>166,782,273</u>	<u>(15,017,076)</u>	<u>7,660,212</u>	<u>174,139,137</u>
EXPENSES				
Nursing Service	64,556,431	-	-	64,556,431
Ancillaries	21,837,863	-	-	21,837,863
Dietary	14,084,334	-	-	14,084,334
Social Services	2,322,649	-	-	2,322,649
Activities	2,009,228	-	-	2,009,228
Medical Records	673,078	-	-	673,078
Laundry and Linen	2,006,550	-	-	2,006,550
Housekeeping	5,217,155	-	-	5,217,155
Facility Operations and Maintenance	8,275,407	-	-	8,275,407
Depreciation	6,272,870	-	4,838,909	1,433,961
Interest Expense	2,376,125	-	2,235,487	140,638
Amortization Expense	148,131	-	67,960	80,171
Property Taxes and Insurance	5,022,211	-	32,609	4,989,602
Employee Benefits	14,605,689	-	-	14,605,689
Bad Debt Expense	318,821	-	-	318,821
General and Administrative	18,592,588	(15,017,076)	-	33,609,664
Total Expenses	<u>168,319,130</u>	<u>(15,017,076)</u>	<u>7,174,965</u>	<u>176,161,241</u>
NET INCOME (LOSS)	(1,536,857)	-	485,247	(2,022,104)
OTHER COMPREHENSIVE INCOME				
Change in Unrealized Gains on Securities Available-for-Sale	468,793	-	468,793	-
COMPREHENSIVE INCOME (LOSS)	\$ (1,068,064)	\$ -	\$ 954,040	\$ (2,022,104)

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANAGEMENT, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Patient Accounts Receivable, Net	\$ 1,087,805
Other Current Assets	<u>656,217</u>
Total Current Assets	1,744,022

PROPERTY AND EQUIPMENT, NET

52,914

Total Assets

\$ 1,796,936

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Cash Overdraft	\$ 5,098,444
Accounts Payable	1,431,752
Accrued Wages and Other Liabilities	<u>3,229,670</u>
Total Current Liabilities	9,759,866

LONG-TERM DEBT

628,050

FAIR VALUE OF INTEREST RATE SWAP AGREEMENTS

75,780

OTHER LIABILITIES

Intercompany Accounts	<u>4,607,728</u>
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Total Liabilities

15,071,424

SHAREHOLDER'S DEFICIT

Common Stock, Par Value \$1 per Share; 150,000 Shares Authorized; 123,381 Shares Issued and Outstanding	123,381
Accumulated Deficit	<u>(13,397,869)</u>
Total Shareholder's Deficit	<u>(13,274,488)</u>

Total Liabilities and Shareholder's Deficit

\$ 1,796,936

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANAGEMENT, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Management Fees	\$ 9,412,350
Other Revenue	4,432
Total Revenue	<u>9,416,782</u>

EXPENSES

Medical Records	7,653
Housekeeping	23,803
Facility Operations and Maintenance	59,970
Depreciation	21,253
Interest Expense	58,293
Taxes and Insurance	622,264
Employee Benefits	1,250,374
General and Administrative	8,521,751
Total Expenses	<u>10,565,361</u>
Net Loss	<u>\$ (1,148,579)</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – SPARTANBURG, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 107,886
Patient Accounts Receivable, Net	617,234
Other Current Assets	26,062
Total Current Assets	751,182

PROPERTY AND EQUIPMENT, NET

22,100

OTHER ASSETS

Intercompany Accounts	735,286
	735,286

Total Assets

\$ 1,508,568

LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 115,953
Accrued Wages and Other Liabilities	292,556
Total Current Liabilities	408,509

OTHER LIABILITIES

Asset Retirement Obligation	98,633
Total Other Liabilities	98,633

Total Liabilities

507,142

SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 290,000 Shares Authorized; 154,935 Shares Issued and Outstanding	154,935
Retained Earnings	846,491
Total Shareholder's Equity	1,001,426

Total Liabilities and Shareholder's Equity

\$ 1,508,568

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – SPARTANBURG, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 5,451,807
Other Revenue	(1,792)
Total Revenue	<u>5,450,015</u>

EXPENSES

Nursing Services	2,163,610
Ancillaries	688,283
Dietary	517,454
Social Services	67,724
Activities	85,887
Medical Records	38,751
Laundry and Linen	74,316
Housekeeping	216,547
Facility Operations and Maintenance	388,401
Depreciation	10,652
Interest Expense	534
Taxes and Insurance	128,063
Employee Benefits	526,512
Bad Debt Expense	6,000
General and Administrative	858,553
Total Expenses	<u>5,771,287</u>
Net Loss	<u>\$ (321,272)</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – COLUMBIA, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 102,550
Patient Accounts Receivable, Net	1,607,264
Other Current Assets	54,749
Total Current Assets	1,764,563

PROPERTY AND EQUIPMENT, NET

117,421

OTHER ASSETS

Intercompany Accounts	3,492,444
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Total Assets	\$ 5,374,428
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 217,965
Accrued Wages and Other Liabilities	337,402
Total Current Liabilities	555,367

OTHER LIABILITIES

Deferred Income	7,585
Asset Retirement Obligation	81,458
Total Other Liabilities	89,043

Total Liabilities	644,410
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 150,000 Shares Authorized; 109,226 Shares Issued and Outstanding	109,226
Retained Earnings	4,620,792
Total Shareholder's Equity	4,730,018

Total Liabilities and Shareholder's Equity	\$ 5,374,428
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – COLUMBIA, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 9,643,889
Other Revenue	(5,420)
Total Revenue	<u>9,638,469</u>

EXPENSES

Nursing Services	3,734,366
Ancillaries	1,240,328
Dietary	750,794
Social Services	190,023
Activities	122,536
Medical Records	57,622
Laundry and Linen	157,763
Housekeeping	261,829
Facility Operations and Maintenance	462,481
Depreciation	17,231
Interest Expense	995
Taxes and Insurance	100,184
Employee Benefits	810,773
Bad Debt Expense	18,000
General and Administrative	<u>1,284,843</u>
Total Expenses	<u>9,209,768</u>
Net Income	<u>\$ 428,701</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – NEWBERRY, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 101,939
Patient Accounts Receivable, Net	1,280,065
Other Current Assets	30,736
Total Current Assets	1,412,740

PROPERTY AND EQUIPMENT, NET

55,673

OTHER ASSETS

Intercompany Accounts	4,232,209
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Total Assets	\$ 5,700,622
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 216,064
Accrued Wages and Other Liabilities	447,769
Total Current Liabilities	663,833

OTHER LIABILITIES

Deferred Income	215
Asset Retirement Obligation	41,498
Total Other Liabilities	41,713

Total Liabilities	705,546
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 150,000 Shares Authorized; 126,414 Shares Issued and Outstanding	126,414
Retained Earnings	4,868,662
Total Shareholder's Equity	4,995,076

Total Liabilities and Shareholder's Equity	\$ 5,700,622
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – NEWBERRY, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 10,438,372
Other Revenue	(1,411)
Total Revenue	<u>10,436,961</u>

EXPENSES

Nursing Services	4,412,863
Ancillaries	1,265,894
Dietary	866,255
Social Services	204,159
Activities	121,805
Medical Records	33,252
Laundry and Linen	180,005
Housekeeping	328,511
Facility Operations and Maintenance	456,906
Depreciation	20,070
Interest Expense	1,068
Taxes and Insurance	104,276
Employee Benefits	889,787
Bad Debt Expense	44,122
General and Administrative	1,343,252
Total Expenses	<u>10,272,225</u>
Net Income	<u>\$ 164,736</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – ROCK HILL, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	103,424
Patient Accounts Receivable, Net		1,273,572
Other Current Assets		42,544
Total Current Assets		1,419,540

PROPERTY AND EQUIPMENT, NET

199,098

OTHER ASSETS

Intercompany Accounts		7,057,460
		7,057,460

Total Assets	\$	8,676,098
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	290,984
Accrued Wages and Other Liabilities		487,615
Total Current Liabilities		778,599

OTHER LIABILITIES

Deferred Income		13,537
Asset Retirement Obligation		63,689
Total Other Liabilities		77,226

Total Liabilities		855,825
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 200,000 Shares Authorized; 187,493 Shares Issued and Outstanding		187,493
Retained Earnings		7,632,780
Total Shareholder's Equity		7,820,273

Total Liabilities and Shareholder's Equity	\$	8,676,098
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – ROCK HILL, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 13,176,901
Other Revenue	(4,184)
Total Revenue	<u>13,172,717</u>

EXPENSES

Nursing Services	5,096,071
Ancillaries	1,903,905
Dietary	894,655
Social Services	171,131
Activities	144,836
Medical Records	62,740
Laundry and Linen	165,860
Housekeeping	396,098
Facility Operations and Maintenance	519,417
Depreciation	49,611
Interest Expense	1,236
Taxes and Insurance	165,940
Employee Benefits	1,091,919
Bad Debt Expense	47,000
General and Administrative	1,857,341
Total Expenses	<u>12,567,760</u>
Net Income	<u>\$ 604,957</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – SHELBY, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 103,724
Patient Accounts Receivable, Net	637,924
Other Current Assets	55,200
Total Current Assets	796,848

PROPERTY AND EQUIPMENT, NET

863,461

Total Assets

\$ 1,660,309

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$ 229,976
Accrued Wages and Other Liabilities	408,321
Total Current Liabilities	638,297

OTHER LIABILITIES

Deferred Income	1,025
Asset Retirement Obligation	124,760
Intercompany Accounts	4,528,591
Total Other Liabilities	4,654,376

Total Liabilities

5,292,673

SHAREHOLDER'S DEFICIT

Common Stock, Par Value \$1 per Share; 250,000 Shares Authorized; 206,031 Shares Issued and Outstanding	206,031
Accumulated Deficit	(3,838,395)
Total Shareholder's Deficit	(3,632,364)

Total Liabilities and Shareholder's Deficit

\$ 1,660,309

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – SHELBY, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 11,492,806
Other Revenue	1,047
Total Revenue	<u>11,493,853</u>

EXPENSES

Nursing Services	4,441,561
Ancillaries	1,660,062
Dietary	998,599
Social Services	145,620
Activities	139,812
Medical Records	36,852
Laundry and Linen	151,067
Housekeeping	361,156
Facility Operations and Maintenance	491,452
Depreciation	181,642
Interest Expense	1,837
Taxes and Insurance	687,641
Employee Benefits	1,012,238
Bad Debt Expense	29,000
General and Administrative	1,656,691
Total Expenses	<u>11,995,230</u>
Net Loss	<u>\$ (501,377)</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – KINGS MOUNTAIN, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	101,182
Patient Accounts Receivable, Net		740,615
Other Current Assets		30,647
Total Current Assets		872,444

PROPERTY AND EQUIPMENT, NET

288,365

OTHER ASSETS

Intercompany Accounts		1,535,989
		1,535,989

Total Assets

\$ 2,696,798

LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	243,127
Accrued Wages and Other Liabilities		417,304
Total Current Liabilities		660,431

OTHER LIABILITIES

Deferred Income		13,346
Asset Retirement Obligation		92,727
Total Other Liabilities		106,073

Total Liabilities

766,504

SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 250,000 Shares Authorized; 206,060 Shares Issued and Outstanding		206,060
Retained Earnings		1,724,234
Total Shareholder's Equity		1,930,294

Total Liabilities and Shareholder's Equity

\$ 2,696,798

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – KINGS MOUNTAIN, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 9,820,494
Other Revenue	5,300
Total Revenue	<u>9,825,794</u>

EXPENSES

Nursing Services	3,940,511
Ancillaries	1,036,599
Dietary	922,117
Social Services	133,179
Activities	117,837
Medical Records	35,170
Laundry and Linen	81,311
Housekeeping	336,862
Facility Operations and Maintenance	377,922
Depreciation	92,055
Interest Expense	1,179
Taxes and Insurance	637,202
Employee Benefits	672,743
Bad Debt Expense	10,000
General and Administrative	1,368,318
Total Expenses	<u>9,763,005</u>
Net Income	<u>\$ 62,789</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – TRYON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	485,009
Patient Accounts Receivable, Net		307,318
Other Current Assets		26,994
Total Current Assets		819,321

ASSETS LIMITED AS TO USE

851,554

PROPERTY AND EQUIPMENT, NET

718,435

Total Assets

\$ 2,389,310

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$	184,018
Accrued Wages and Other Liabilities		400,571
Tenant Deposits		81,000
Total Current Liabilities		665,589

OTHER LIABILITIES

Deferred Income		324,386
Asset Retirement Obligation		38,460
Intercompany Accounts		6,049,931
Total Other Liabilities		6,412,777

Total Liabilities

7,078,366

SHAREHOLDER'S DEFICIT

Common Stock, Par Value \$1 per Share; 350,000 Shares Authorized; 296,213 Shares Issued and Outstanding		296,213
Accumulated Deficit		(4,985,269)
Total Shareholder's Deficit		(4,689,056)

Total Liabilities and Shareholder's Deficit

\$ 2,389,310

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – TRYON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 6,463,391
Apartment Fees	1,580,512
Deposit Revenue	175,562
Other Revenue	88,518
Total Revenue	<u>8,307,983</u>

EXPENSES

Nursing Services	2,925,728
Ancillaries	840,847
Dietary	1,032,531
Social Services	71,366
Activities	103,364
Medical Records	26,340
Laundry and Linen	130,064
Housekeeping	316,113
Facility Operations and Maintenance	674,134
Depreciation	143,978
Interest Expense	729
Taxes and Insurance	179,021
Employee Benefits	639,852
Bad Debt Expense	9,999
General and Administrative	1,480,595
Total Expenses	<u>8,574,661</u>

Net Loss	<u>\$ (266,678)</u>
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – RUTHERFORDTON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 113,102
Patient Accounts Receivable, Net	316,378
Other Current Assets	26,132
Total Current Assets	455,612

PROPERTY AND EQUIPMENT, NET

	174,615
Total Assets	\$ 630,227

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$ 104,028
Accrued Wages and Other Liabilities	246,886
Total Current Liabilities	350,914

OTHER LIABILITIES

Deferred Income	1,613
Asset Retirement Obligation	32,444
Intercompany Accounts	5,367,437
Total Other Liabilities	5,401,494

Total Liabilities	5,752,408
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SHAREHOLDER'S DEFICIT

Common Stock, Par Value \$1 per Share; 150,000 Shares Authorized; 122,522 Shares Issued and Outstanding	122,522
Accumulated Deficit	(5,244,703)
Total Shareholder's Deficit	(5,122,181)

Total Liabilities and Shareholder's Deficit	\$ 630,227
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – RUTHERFORDTON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 5,330,308
Other Revenue	9,218
Total Revenue	<u>5,339,526</u>

EXPENSES

Nursing Services	2,600,432
Ancillaries	705,257
Dietary	523,571
Social Services	57,586
Activities	78,886
Medical Records	29,507
Laundry and Linen	73,172
Housekeeping	243,855
Facility Operations and Maintenance	269,102
Depreciation	56,793
Interest Expense	768
Taxes and Insurance	314,522
Employee Benefits	622,978
Bad Debt Expense	-
General and Administrative	827,434
Total Expenses	<u>6,403,863</u>
Net Loss	<u>\$ (1,064,337)</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – BURLINGTON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 313,474
Patient Accounts Receivable, Net	1,528,538
Other Current Assets	31,406
Total Current Assets	1,873,418

ASSETS LIMITED AS TO USE

473,582

PROPERTY AND EQUIPMENT, NET

463,555

Total Assets

\$ 2,810,555

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$ 259,785
Accrued Wages and Other Liabilities	428,046
Tenant Deposits	6,000
Total Current Liabilities	693,831

OTHER LIABILITIES

Deferred Income	126,790
Asset Retirement Obligation	79,034
Intercompany Accounts	8,655,802
Total Other Liabilities	8,861,626

Total Liabilities

9,555,457

SHAREHOLDER'S DEFICIT

Common Stock, Par Value \$1 per Share; 350,000 Shares Authorized; 309,490 Shares Issued and Outstanding	309,490
Accumulated Deficit	(7,054,392)
Total Shareholder's Deficit	(6,744,902)

Total Liabilities and Shareholder's Deficit

\$ 2,810,555

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – BURLINGTON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 10,288,629
Apartment Fees	817,029
Deposit Revenue	68,499
Other Revenue	67,694
Total Revenue	<u>11,241,851</u>

EXPENSES

Nursing Services	4,712,320
Ancillaries	1,379,668
Dietary	1,018,119
Social Services	117,018
Activities	100,262
Medical Records	53,024
Laundry and Linen	140,391
Housekeeping	362,363
Facility Operations and Maintenance	576,332
Depreciation	148,413
Interest Expense	2,030
Taxes and Insurance	121,509
Employee Benefits	1,016,714
Bad Debt Expense	(55,000)
General and Administrative	1,755,981
Total Expenses	<u>11,449,144</u>

Net Loss	<u>\$ (207,293)</u>
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – CHARLESTON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 100,875
Patient Accounts Receivable, Net	1,841,358
Other Current Assets	41,993
Total Current Assets	1,984,226

PROPERTY AND EQUIPMENT, NET

101,703

OTHER ASSETS

Intercompany Accounts	6,033,631
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Total Assets	\$ 8,119,560
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 425,767
Accrued Wages and Other Liabilities	582,895
Total Current Liabilities	1,008,662

OTHER LIABILITIES

Deferred Income	2,426
Asset Retirement Obligation	99,358
Total Other Liabilities	101,784

Total Liabilities	1,110,446
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 250,000 Shares Authorized; 204,607 Shares Issued and Outstanding	204,607
Retained Earnings	6,804,507
Total Shareholder's Equity	7,009,114

Total Liabilities and Shareholder's Equity	\$ 8,119,560
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – CHARLESTON, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 15,611,536
Other Revenue	(2,540)
Total Revenue	<u>15,608,996</u>

EXPENSES

Nursing Services	6,308,841
Ancillaries	2,333,663
Dietary	1,178,696
Social Services	260,355
Activities	211,875
Medical Records	56,038
Laundry and Linen	135,760
Housekeeping	404,072
Facility Operations and Maintenance	695,069
Depreciation	40,831
Interest Expense	1,800
Taxes and Insurance	188,829
Employee Benefits	1,085,467
Bad Debt Expense	21,000
General and Administrative	2,138,677
Total Expenses	<u>15,060,973</u>
Net Income	<u>\$ 548,023</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – CHARLOTTE, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	342,097
Patient Accounts Receivable, Net		667,171
Other Current Assets		37,048
Total Current Assets		1,046,316

ASSETS LIMITED AS TO USE

186,195

PROPERTY AND EQUIPMENT, NET

430,942

Total Assets

\$ 1,663,453

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$	241,915
Accrued Wages and Other Liabilities		484,246
Tenant Deposits		7,500
Total Current Liabilities		733,661

OTHER LIABILITIES

Deferred Income		18,202
Intercompany Accounts		5,936,672
Total Other Liabilities		5,954,874

Total Liabilities

6,688,535

SHAREHOLDER'S DEFICIT

Common Stock, Par Value \$1 per Share; 300,000 Shares Authorized; 281,450 Shares Issued and Outstanding		281,450
Accumulated Deficit		(5,306,532)
Total Shareholder's Deficit		(5,025,082)

Total Liabilities and Shareholder's Deficit

\$ 1,663,453

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – CHARLOTTE, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 10,746,716
Apartment Fees	508,449
Deposit Revenue	14,292
Other Revenue	82,706
Total Revenue	<u>11,352,163</u>

EXPENSES

Nursing Services	4,912,914
Ancillaries	1,392,730
Dietary	1,124,349
Social Services	135,074
Activities	167,431
Medical Records	35,619
Laundry and Linen	151,701
Housekeeping	401,485
Facility Operations and Maintenance	682,946
Depreciation	122,584
Interest Expense	1,706
Taxes and Insurance	126,102
Employee Benefits	1,096,153
Bad Debt Expense	15,000
General and Administrative	1,811,987
Total Expenses	<u>12,177,781</u>

Net Loss	<u>\$ (825,618)</u>
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	102,734
Patient Accounts Receivable, Net		941,322
Other Current Assets		42,361
Total Current Assets		1,086,417

PROPERTY AND EQUIPMENT, NET

107,968

OTHER ASSETS

Intercompany Accounts		2,079,619
		2,079,619

Total Assets

\$ 3,274,004

LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	281,510
Accrued Wages and Other Liabilities		307,457
Total Current Liabilities		588,967

OTHER LIABILITIES

Deferred Income		126
Total Other Liabilities		126

Total Liabilities

589,093

SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 100,000 Shares Authorized; 73,267 Shares Issued and Outstanding		73,267
Retained Earnings		2,611,644
Total Shareholder's Equity		2,684,911

Total Liabilities and Shareholder's Equity

\$ 3,274,004

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 8,537,702
Other Revenue	934
Total Revenue	<u>8,538,636</u>

EXPENSES

Nursing Services	3,142,128
Ancillaries	1,519,859
Dietary	692,275
Social Services	165,639
Activities	106,111
Medical Records	21,638
Laundry and Linen	106,790
Housekeeping	208,339
Facility Operations and Maintenance	343,144
Depreciation	30,661
Interest Expense	856
Taxes and Insurance	101,343
Employee Benefits	727,116
Bad Debt Expense	25,000
General and Administrative	1,479,498
Total Expenses	<u>8,670,397</u>
Net Loss	<u>\$ (131,761)</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES APARTMENTS, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	100,350
Patient Accounts Receivable, Net		(26,719)
Total Current Assets		73,631

PROPERTY AND EQUIPMENT, NET

133,154

OTHER ASSETS

Intercompany Accounts		2,802,640
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Total Assets

\$ 3,009,425

LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	18,175
Accrued Wages and Other Liabilities		151,608
Tenant Deposits		52,000
Total Current Liabilities		221,783

OTHER LIABILITIES

Deferred Income		227,917
Total Other Liabilities		227,917

Total Liabilities

449,700

SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 350,000 Shares Authorized; 325,391 Shares Issued and Outstanding		325,391
Retained Earnings		2,234,334
Total Shareholder's Equity		2,559,725

Total Liabilities and Shareholder's Equity

\$ 3,009,425

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES APARTMENTS, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Apartment Fees	\$ 2,010,086
Deposit Revenue	123,750
Other Revenue	64,178
Total Revenue	<u>2,198,014</u>

EXPENSES

Dietary	307,688
Activities	13,286
Laundry and Linen	(3,208)
Housekeeping	69,337
Facility Operations and Maintenance	413,604
Depreciation	23,242
Interest Expense	15
Taxes and Insurance	171,211
Employee Benefits	11,905
General and Administrative	608,651
Total Expenses	<u>1,615,731</u>
Net Income	<u>\$ 582,283</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES ASSISTED LIVING, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 100,350
Patient Accounts Receivable, Net	1,281
Other Current Assets	1,427
Total Current Assets	103,058

PROPERTY AND EQUIPMENT, NET

28,317

OTHER ASSETS

Intercompany Accounts	867,387
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Total Assets	\$ 998,762
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 7,574
Accrued Wages and Other Liabilities	77,071
Total Current Liabilities	84,645

OTHER LIABILITIES

Deferred Income	378
Total Other Liabilities	378

Total Liabilities	85,023
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 150,000 Shares Authorized; 147,787 Shares Issued and Outstanding	147,787
Retained Earnings	765,952
Total Shareholder's Equity	913,739

Total Liabilities and Shareholder's Equity	\$ 998,762
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES ASSISTED LIVING, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 1,350,696
Other Revenue	19,211
Total Revenue	<u>1,369,907</u>

EXPENSES

Nursing Services	461,959
Ancillaries	2,468
Dietary	100,184
Activities	20,974
Laundry and Linen	637
Housekeeping	9,393
Facility Operations and Maintenance	128,591
Depreciation	6,242
Interest Expense	10
Taxes and Insurance	63,340
Employee Benefits	44,896
General and Administrative	239,573
Total Expenses	<u>1,078,267</u>

Net Income	<u>\$ 291,640</u>
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – LANCASTER, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 103,890
Patient Accounts Receivable, Net	1,129,898
Other Current Assets	38,939
Total Current Assets	1,272,727

PROPERTY AND EQUIPMENT, NET

141,927

OTHER ASSETS

Intercompany Accounts	5,992,673
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Total Assets	\$ 7,407,327
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 230,550
Accrued Wages and Other Liabilities	375,681
Total Current Liabilities	606,231

OTHER LIABILITIES

Deferred Income	5,492
Total Other Liabilities	5,492

Total Liabilities	611,723
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 150,000 Shares Authorized; 143,913 Shares Issued and Outstanding	143,913
Retained Earnings	6,651,691
Total Shareholder's Equity	6,795,604

Total Liabilities and Shareholder's Equity	\$ 7,407,327
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – LANCASTER, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 10,423,579
Other Revenue	1,261
Total Revenue	<u>10,424,840</u>

EXPENSES

Nursing Services	4,352,139
Ancillaries	1,136,842
Dietary	901,053
Social Services	143,379
Activities	119,483
Medical Records	36,037
Laundry and Linen	154,125
Housekeeping	304,595
Facility Operations and Maintenance	422,913
Depreciation	18,888
Interest Expense	1,977
Taxes and Insurance	97,990
Employee Benefits	913,291
Bad Debt Expense	78,500
General and Administrative	1,344,663
Total Expenses	<u>10,025,875</u>
Net Income	<u>\$ 398,965</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – YORK, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	100,944
Patient Accounts Receivable, Net		811,097
Other Current Assets		18,908
Total Current Assets		930,949

PROPERTY AND EQUIPMENT, NET

122,255

OTHER ASSETS

Intercompany Accounts		4,301,327
		4,301,327

Total Assets	\$	5,354,531
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LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	152,764
Accrued Wages and Other Liabilities		330,911
Total Current Liabilities		483,675

OTHER LIABILITIES

Deferred Income		2,095
Asset Retirement Obligation		157,039
Total Other Liabilities		159,134

Total Liabilities		642,809
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SHAREHOLDER'S EQUITY

Common Stock, Par Value \$1 per Share; 200,000 Shares Authorized; 158,902 Shares Issued and Outstanding		158,902
Retained Earnings		4,552,820
Total Shareholder's Equity		4,711,722

Total Liabilities and Shareholder's Equity	\$	5,354,531
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – YORK, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 7,979,160
Other Revenue	310
Total Revenue	7,979,470

EXPENSES

Nursing Services	3,225,823
Ancillaries	976,602
Dietary	680,217
Social Services	149,581
Activities	146,129
Medical Records	31,793
Laundry and Linen	98,989
Housekeeping	319,159
Facility Operations and Maintenance	400,435
Depreciation	28,049
Interest Expense	925
Taxes and Insurance	111,339
Employee Benefits	735,751
Bad Debt Expense	26,500
General and Administrative	1,217,962
Total Expenses	8,149,254
Net Loss	\$ (169,784)

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – WAXHAW, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$ 101,112
Patient Accounts Receivable, Net	549,727
Other Current Assets	<u>32,379</u>
Total Current Assets	683,218

PROPERTY AND EQUIPMENT, NET

746,120

Total Assets

\$ 1,429,338

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$ 200,438
Accrued Wages and Other Liabilities	<u>337,868</u>
Total Current Liabilities	538,306

OTHER LIABILITIES

Deferred Income	5,049
Intercompany Accounts	<u>5,729,369</u>
Total Other Liabilities	<u>5,734,418</u>

Total Liabilities

6,272,724

SHAREHOLDER'S DEFICIT

Accumulated Deficit	<u>(4,843,386)</u>
Total Shareholder's Deficit	<u>(4,843,386)</u>

Total Liabilities and Shareholder's Deficit

\$ 1,429,338

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK MANOR – WAXHAW, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 8,613,921
Other Revenue	477
Total Revenue	<u>8,614,398</u>

EXPENSES

Nursing Services	3,129,634
Ancillaries	1,323,887
Dietary	669,146
Social Services	167,213
Activities	95,885
Medical Records	57,388
Laundry and Linen	83,783
Housekeeping	207,558
Facility Operations and Maintenance	352,077
Depreciation	162,531
Interest Expense	66
Taxes and Insurance	496,035
Employee Benefits	658,431
Bad Debt Expense	38,700
General and Administrative	1,586,788
Total Expenses	<u>9,029,122</u>
Net Loss	<u>\$ (414,724)</u>

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES WELLNESS CENTER
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Patient Accounts Receivable, Net	\$	5,136
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PROPERTY AND EQUIPMENT, NET

99,111

Total Assets

\$ 104,247

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Cash Overdraft	\$	171,430
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Accounts Payable		4,331
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Accrued Wages and Other Liabilities		71,039
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Total Current Liabilities		<u>246,800</u>
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OTHER LIABILITIES

Intercompany Accounts		<u>1,952,761</u>
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Total Other Liabilities		<u>1,952,761</u>
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Total Liabilities

2,199,561

SHAREHOLDER'S DEFICIT

Accumulated Deficit		<u>(2,095,314)</u>
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Total Shareholder's Deficit		<u>(2,095,314)</u>
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Total Liabilities and Shareholder's Deficit

\$ 104,247

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK ESTATES WELLNESS CENTER
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Membership Fees	\$ 67,989
Other Revenue	1,572
Total Revenue	<u>69,561</u>

EXPENSES

Dietary	3,508
Activities	2,156
Laundry and Linen	-
Housekeeping	27,589
Facility Operations and Maintenance	91,140
Depreciation	15,977
Taxes and Insurance	86,807
Employee Benefits	5,746
General and Administrative	178,898
Total Expenses	<u>411,821</u>

Net Loss	<u>\$ (342,260)</u>
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WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK AT NORTH GROVE, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
BALANCE SHEET
SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

ASSETS

CURRENT ASSETS

Cash	\$	96,564
Patient Accounts Receivable, Net		1,399,119
Other Current Assets		57,800
Total Current Assets		<u>1,553,483</u>

PROPERTY AND EQUIPMENT, NET

1,632,967

OTHER ASSETS

Deferred Other Costs, Net		<u>287,173</u>
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Total Assets

\$ 3,473,623

LIABILITIES AND SHAREHOLDER'S DEFICIT

CURRENT LIABILITIES

Accounts Payable	\$	347,282
Accrued Wages and Other Liabilities		838,153
Total Current Liabilities		<u>1,185,435</u>

OTHER LIABILITIES

Deferred Income		8,530
Intercompany Accounts		3,142,463
Total Other Liabilities		<u>3,150,993</u>

Total Liabilities

4,336,428

SHAREHOLDER'S DEFICIT

Accumulated Deficit		<u>(862,805)</u>
Total Shareholder's Deficit		<u>(862,805)</u>

Total Liabilities and Shareholder's Deficit

\$ 3,473,623

WHITE OAK MANOR, INC. AND SUBSIDIARIES
WHITE OAK AT NORTH GROVE, INC.
(A WHOLLY OWNED SUBSIDIARY OF WHITE OAK MANOR, INC.)
STATEMENT OF OPERATIONS
YEAR ENDED SEPTEMBER 30, 2018
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

REVENUE

Net Patient Service Revenue	\$ 13,650,615
Other Revenue	8,586
Total Revenue	<u>13,659,201</u>

EXPENSES

Nursing Services	4,995,531
Ancillaries	2,430,969
Dietary	903,123
Social Services	143,602
Activities	110,673
Medical Records	53,654
Laundry and Linen	124,024
Housekeeping	418,491
Facility Operations and Maintenance	469,371
Depreciation	243,258
Interest Expense	64,614
Amortization Expense	80,171
Taxes and Insurance	485,984
Employee Benefits	793,043
Bad Debt Expense	5,000
General and Administrative	2,048,208
Total Expenses	<u>13,369,716</u>
Net Income	<u>\$ 289,485</u>



Investment advisory services are offered through CliftonLarsonAllen
Wealth Advisors, LLC, an SEC-registered investment advisor.

Statement of Operations

Oak Creek Inc (OC)
12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	Days	YTD		YTD Diff	PPD	
							Actual	Budget		Actual	Budget
1,519	1,529	10*			5010 Resident Revenue		4,495	4,587	92*	52.86	51.83
79,568	79,250	318	52.38	51.83	5900 Apartment Revenues		237,613	237,750	137*	52.86	51.83
79,568	79,250	318	52.38	51.83	Total Resident Revenue		237,613	237,750	137*	52.86	51.83
83	100	17*	0.05	0.07	6000 Other Revenues		353	300	53	0.08	0.07
79,650	79,350	300	52.44	51.90	Total Revenue		237,966	238,050	84*	52.94	51.90
					7000 Operating Costs						
18,824	17,590	1,234*	12.39	11.50	7400 Dietary		52,926	52,770	156*	11.77	11.50
1,082	450	632*	0.71	0.29	7600 Activities		2,141	1,350	791*	0.48	0.29
2,742	2,355	387*	1.79	1.54	7900 Housekeeping		5,688	7,065	1,377	1.27	1.54
17,675	18,185	510	11.64	11.89	8000 Plant Operations and Maint.		44,423	54,555	10,132	9.88	11.89
80		80*	0.05		8100 Transportation		121		121*	0.03	
1,750	1,750		1.15	1.14	8200 Depreciation		5,250	5,250		1.17	1.14
6,618	6,600	18*	4.36	4.32	8300 Interest, Amortization & Lease		19,818	19,800	18*	4.41	4.32
4,300	4,325	25	2.83	2.83	8400 Taxes and Insurance		12,900	12,975	75	2.87	2.83
2,470	2,370	100*	1.63	1.55	8500 Employee Benefits		6,882	7,110	228	1.53	1.55
19,386	18,270	1,116*	12.76	11.95	8600 General and Administration		50,687	54,810	4,123	11.28	11.95
74,896	71,895	3,001*	49.31	47.02	Total Operating Costs		200,835	215,685	14,850	44.68	47.02
4,754	7,455	2,701*	3.13	4.88	Total Income/Loss from Operations		37,131	22,365	14,766	8.26	4.88
4,754	7,455	2,701*	3.13	4.88	Total Net Income Before Taxes		37,131	22,365	14,766	8.26	4.88
4,754	7,455	2,701*	3.13	4.88	Total Net Income/Loss		37,131	22,365	14,766	8.26	4.88

* Unfavorable Differences

Statement of Operations

Oak Creek Inc (OC)
12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
1,519	1,529	10*			5010 Resident Revenue	4,495	4,587	92*		
1,519	1,529	10*			5900 Apartment Revenues	4,495	4,587	92*		
69,901	69,000	901	46.02	45.13	5901 Apartment Rental Income	208,613	207,000	1,613	46.41	45.13
4,667	5,200	533*			5902 Apartment Deposit Income	14,000	15,600	1,600*		
5,000	5,000		3.29	3.27	5903 Interest Income-Investments	15,000	15,000		3.34	3.27
	50	50*		0.03	5904 Apartment Income-Misc		150	150*		0.03
79,568	79,250	318	52.38	51.83	Total Apartment Revenues	237,613	237,750	137*	52.86	51.83
79,568	79,250	318	52.38	51.83	Total Resident Revenue	237,613	237,750	137*	52.86	51.83
1,519	1,529	10*	0.05	0.07	6000 Other Revenues	4,495	4,587	92*	0.08	0.07
83	100	17*			6003 Barber and Beauty	353	300	53		
83	100	17*	0.05	0.07	Total Other Revenues	353	300	53	0.08	0.07
79,650	79,350	300	52.44	51.90	Total Revenue	237,966	238,050	84*	52.94	51.90
					7000 Operating Costs					
					7400 Dietary					
18,486	17,300	1,186*	12.17	11.31	7408 Dietary Raw Food	52,460	51,900	560*	11.67	11.31
370	350	20*	0.24	0.23	7409 Dietary Supplies	530	1,050	520	0.12	0.23
(32)	(60)	28*	(0.02)	(0.04)	7412 Dietary Emp/Guest Meal Income	(64)	(180)	116*	(0.01)	(0.04)
18,824	17,590	1,234*	12.39	11.50	Total Dietary	52,926	52,770	156*	11.77	11.50
1,082	450	632*	0.71	0.29	7600 Activities	2,141	1,350	791*	0.48	0.29
1,082	450	632*	0.71	0.29	7608 Activities Supplies	2,141	1,350	791*	0.48	0.29
904	1,500	596	0.59	0.98	7900 Housekeeping	2,915	4,500	1,585	0.65	0.98
21	25	4	0.01	0.02	7902 Housekeeping Other Salaries	80	75	5*	0.02	0.02
71	130	59	0.05	0.09	7904 Housekeeping PTO	226	390	164	0.05	0.09
1,716	600	1,116*	1.13	0.39	7906 Housekeeping PR Taxes	2,467	1,800	667*	0.55	0.39
	100	100		0.07	7908 Housekeeping Supplies		300	300		0.07
2,712	2,355	357*	1.79	1.54	7909 Housekeeping Purch Services	5,688	7,065	1,377	1.27	1.54
					Total Housekeeping					
1,875	3,750	1,875	1.23	2.45	8000 Plant Operations and Maint.	7,978	11,250	3,272	1.77	2.45
(268)	150	418	(0.18)	0.10	8002 POM Other Salaries	803	450	353*	0.18	0.10
172	100	72*	0.11	0.07	8004 POM PTO	236	300	64	0.05	0.07
					8005 POM Overtime					

* Unfavorable Differences

Statement of Operations

Oak Creek Inc (OC)
12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
140	340	200	0.09	0.22	8006 POM PR Taxes	666	1,020	354	0.15	0.22
114	175	61	0.08	0.11	8007 POM Consultants	114	525	411	0.03	0.11
3,406	1,500	1,906*	2.24	0.98	8008 POM Supplies	5,982	4,500	1,482*	1.33	0.98
2,418	2,800	382	1.59	1.83	8009 POM Purchased Services	5,920	8,400	2,480	1.32	1.83
8,747	8,300	447*	5.76	5.43	8010 POM Utilities	20,585	24,900	4,315	4.58	5.43
1,070	1,070	0	0.70	0.70	8011 POM Cable/TV Expense	2,139	3,210	1,071	0.48	0.70
17,675	18,185	510	11.64	11.89	Total Plant Operations and Maint.	44,423	54,555	10,132	9.88	11.89
8100 Transportation										
80		80*	0.05		8106 Transportation Vehicle Expense	121		121*	0.03	
80	0	80*	0.05	0.00	Total Transportation	121	0	121*	0.03	0.00
8200 Depreciation										
1,750	1,750		1.15	1.14	8205 Depr Expense - Moveable Equipment	5,250	5,250		1.17	1.14
1,750	1,750	0	1.15	1.14	Total Depreciation	5,250	5,250	0	1.17	1.14
8300 Interest, Amortization & Lease										
18		18*	0.01		8302 Interest Expense - Other	18		18*	0.00	
6,600	6,600		4.34	4.32	8303 Building Lease Expense	19,800	19,800		4.40	4.32
6,618	6,600	18*	4.36	4.32	Total Interest, Amortization & Lease	19,818	19,800	18*	4.41	4.32
8400 Taxes and Insurance										
3,400	3,400		2.24	2.22	8401 Property Tax Expense	10,200	10,200		2.27	2.22
	25	25		0.02	8402 Misc Tax Expense	75	75		0.60	0.02
900	900		0.59	0.59	8403 Insurance Expense- Property	2,700	2,700		0.60	0.59
4,300	4,325	25	2.83	2.83	Total Taxes and Insurance	12,900	12,975	75	2.87	2.83
8500 Employee Benefits										
2,055	2,000	55*	1.35	1.31	8501 Employee Group Insurance	5,867	6,000	133	1.31	1.31
300	300		0.20	0.20	8502 Workers Compensation Expense	900	900		0.20	0.20
	70	70		0.05	8504 Retirement Plan Expense	210	210		0.03	0.05
115		115*	0.08		8505 Employee Benefits Misc Expense	115		115*	0.03	
2,470	2,370	100*	1.63	1.55	Total Employee Benefits	6,882	7,110	228	1.53	1.55
8600 General and Administration										
8,122	8,100	22*	5.35	5.30	8603 Administrative Other Salaries	23,944	24,300	356	5.33	5.30
750	690	60*	0.49	0.45	8607 Administrative PR Taxes	2,038	2,070	32	0.45	0.45
4,400	4,400		2.90	2.88	8608 Management Fee Expense	13,200	13,200		2.94	2.88
600	500	100*	0.39	0.33	8609 Telephone Expense	1,643	1,500	143*	0.37	0.33
820	1,100	280	0.54	0.72	8610 Auto Expense	2,065	3,300	1,235	0.46	0.72

* Unfavorable Differences

Statement of Operations

Oak Creek Inc (OC)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD		Account	YTD		YTD		PPD	
			Actual	Budget		Actual	Budget	Diff	Actual	Budget	
14	150	136	0.01	0.10	8612 Dues and Subscriptions	134	450	316	0.03	0.10	
1,870	250	1,620*	1.23	0.16	8613 Office Supplies	2,181	750	1,431*	0.49	0.16	
220	400	180	0.14	0.26	8614 Copier Expense	830	1,200	370	0.18	0.26	
	25	25		0.02	8615 Postage Expense	57	75	18	0.01	0.02	
	70	70		0.05	8616 Professional Fees - Legal		210	210		0.05	
	50	50		0.03	8619 Admin - Travel and Meetings		150	150		0.03	
2,427	2,500	73	1.60	1.64	8621 General Advertising Expense	4,104	7,500	3,396	0.91	1.64	
					8623 Printing Expense	20		20*	0.00		
164	15	149*	0.11	0.01	8624 Data Processing Expense	245	45	200*	0.05	0.01	
	20	20		0.01	8626 Meals & Entertainment	226	60	166*	0.05	0.01	
19,386	18,270	1,116*	12.76	11.95	Total General and Administration	50,687	54,810	4,123	11.28	11.95	
74,896	71,895	3,001*	49.31	47.02	Total Operating Costs	200,835	215,685	14,850	44.68	47.02	
4,754	7,455	2,701*	3.13	4.88	Total Income/Loss from Operations	37,131	22,365	14,766	8.26	4.88	
4,754	7,455	2,701*	3.13	4.88	Total Net Income Before Taxes	37,131	22,365	14,766	8.26	4.88	
4,754	7,455	2,701*	3.13	4.88	Total Net Income/Loss	37,131	22,365	14,766	8.26	4.88	

* Unfavorable Differences

Balance Sheet
as of 12/31/18
 Oak Creek Inc (OC)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
1000	Assets	
1001	Current Assets	
1002	Cash	295,613.27
1100	Accounts Receivable	900.00
1400	Other Current Assets	488,582.00
	Total Current Assets	785,095.27
1500	Non-Current Assets	
1501	Other Assets	(938,845.64)
1800	Property, Plant and Equipment	83,159.79
	Total Non-Current Assets	(855,685.85)
	Total Assets	(\$70,590.58)
3000	Liabilities & Equity	
3001	Total Liabilities	
3002	Current Liabilities	
3004	Notes and Accounts Payable	1,081.65
3200	Accrued Liabilities	7,973.01
3300	Other Current Liabilities	(9,546.16)
		(491.50)
3003	Long Term Liabilities	
3500	Deferred Revenue	115,333.55
	Total Total Liabilities	115,333.55
4000	Equity	
	Total Equity	114,842.05
	Total Liabilities & Equity	(185,432.63)
		(\$70,590.58)

Balance Sheet
as of 12/31/18
 Oak Creek Inc (OC)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
1000	Assets	
1001	Current Assets	
1002	Cash	294,913.27
1003	Operating Bank Account	700.00
1005	Petty Cash	<u>295,613.27</u>
1100	Accounts Receivable	900.00
1113	Accs Receivable-VA	<u>900.00</u>
1400	Other Current Assets	
1403	Accrued Interest	15,000.00
1504	Assets Limited to Use	473,582.00
		<u>488,582.00</u>
	Total Current Assets	785,095.27
1500	Non-Current Assets	
1501	Other Assets	
1613	Intercompany Account-Oak Creek	3,862,060.82
1622	Intercompany Account-OC with BU	(6,192,671.02)
1628	Intercompany Account-WA with OC	3,982.93
1686	Intercompany Account-Payroll-Ultimate	(836,373.64)
1687	Interdivision-Purchase Acct	2,224,155.27
		<u>(938,845.64)</u>
1800	Property, Plant and Equipment	
1810	Moveable Equipment	256,924.47
1811	Accm Depn-Moveable Equipment	(173,764.68)
		<u>83,159.79</u>
	Total Non-Current Assets	(855,685.85)
	Total Assets	(\$70,590.58)
3000	Liabilities & Equity	
3001	Total Liabilities	
3002	Current Liabilities	

Balance Sheet
as of 12/31/18
 Oak Creek Inc (OC)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
3004	Notes and Accounts Payable	
3100	Accounts Payable	1,081.65
		<u>1,081.65</u>
3200	Accrued Liabilities	
3201	Accrued Salaries and Wages	3,640.14
3202	Accrued Vacation/PTO Payable	4,217.87
3209	401K Payable	115.00
		<u>7,973.01</u>
3300	Other Current Liabilities	
3301	Property Taxes Payable	(9,546.16)
		<u>(9,546.16)</u>
		<u>(491.50)</u>
3003	Long Term Liabilities	
3500	Deferred Revenue	3,500.00
3501	Deposits for Apartments Waiting List	108,833.55
3502	Deposits on Apartments	3,000.00
3503	Misc Deposits Account	<u>115,333.55</u>
		<u>115,333.55</u>
	Total Total Liabilities	114,842.05
4000	Equity	
4001	Common Stock	78,405.00
4003	Retained Earnings	33,734.87
4004	Current Earnings	37,130.85
4006	Interdivision Equity	(334,703.35)
	Total Equity	(185,432.63)
	Total Liabilities & Equity	(\$70,590.58)

Statement of Operations

White Oak Manor - Burlington Inc (BU)
12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
4,125	4,280	155*			5010 Resident Revenue	12,464	12,840	376*		
70,577	96,010	25,433*	281.18	275.89	5100 Private Pay	198,790	288,030	89,240*	276.87	275.89
28,985	53,800	24,815*	439.16	448.33	5200 Medicare Part A	118,343	161,400	43,057*	424.17	448.33
394,785	427,000	32,215*	168.57	164.55	5300 Medicaid	1,292,403	1,281,000	11,403	168.02	164.55
17,280	17,280		169.41		5400 Medicaid Pending	(71,784)		71,784*	160.23	
13,680	32,400	18,720*	380.00	344.68	5500 Insurance	58,460	97,200	38,740*	363.11	344.68
79,883	47,100	32,783	197.24	220.09	5600 Managed Care	235,126	141,300	93,826	196.27	220.09
40,281	32,930	7,351	9.76	7.69	5700 Medicare Part B	107,652	98,790	8,862	8.64	7.69
30,518	30,810	292*	167.68	164.76	5800 Hospice	120,557	92,430	28,127	167.67	164.76
166,725	174,280	7,555*	225.00	241.39	5850 Veterans Admin	510,825	522,840	12,015*	238.15	241.39
842,712	894,330	51,618*	204.29	208.96	Total Resident Revenue	2,570,372	2,682,990	112,618*	206.22	208.96
320	475	155*	0.08	0.11	6000 Other Revenues	1,828	1,425	403	0.15	0.11
843,032	894,805	51,773*	204.37	209.07	Total Revenue	2,572,200	2,684,415	112,215*	206.37	209.07
23,129	21,640	1,489*	5.61	5.06	7000 Operating Costs	68,254	64,920	3,334*	5.48	5.06
368,015	372,650	4,635	89.22	87.07	7101 Nursing Administration	1,110,321	1,117,950	7,629	89.08	87.07
93,171	115,250	22,079	22.59	26.93	7200 Nursing Service	333,396	345,750	12,354	26.75	26.93
64,781	67,535	2,754	15.70	15.78	7300 Ancillaries	207,523	202,605	4,918*	16.65	15.78
9,236	9,065	171*	2.24	2.12	7400 Dietary	38,391	27,195	11,196*	3.08	2.12
8,180	8,210	30	1.98	1.92	7500 Social Services	22,790	24,630	1,840	1.83	1.92
5,796	4,390	1,406*	1.41	1.03	7600 Activities	13,782	13,170	612*	1.11	1.03
9,688	11,950	2,262	2.35	2.79	7700 Medical Records	35,687	35,850	163	2.86	2.79
27,555	27,550	5*	6.68	6.44	7800 Laundry	81,068	82,650	1,582	6.50	6.44
24,624	31,060	6,436	5.97	7.26	7900 Housekeeping	77,403	93,180	15,777	6.21	7.26
7,853	8,280	427	1.90	1.93	8000 Plant Operations and Maint.	26,158	24,840	1,318*	2.10	1.93
11,000	11,000		2.67	2.57	8100 Transportation	33,000	33,000		2.65	2.57
26,763	26,630	133*	6.49	6.22	8200 Depreciation	80,086	79,890	196*	6.43	6.22
5,700	6,200	500	1.38	1.45	8300 Interest, Amortization & Lease	17,100	18,600	1,500	1.37	1.45
82,286	83,300	1,014	19.95	19.46	8400 Taxes and Insurance	230,332	249,900	19,568	18.48	19.46
88,965	89,540	575	21.57	20.92	8500 Employee Benefits	267,192	268,620	1,428	21.44	20.92
1,000	1,175	175	0.24	0.27	8600 General and Administration	3,196	3,525	329	0.26	0.27
857,743	895,425	37,682	207.94	209.21	8800 Other Costs	2,645,680	2,686,275	40,595	212.27	209.21
(14,711)	(620)	14,091*	(3.57)	(0.14)	Total Operating Costs	(73,479)	(1,860)	71,619*	(5.90)	(0.14)
(14,711)	(620)	14,091*	(3.57)	(0.14)	Total Income/Loss from Operations	(73,479)	(1,860)	71,619*	(5.90)	(0.14)
(14,711)	(620)	14,091*	(3.57)	(0.14)	Total Net Income Before Taxes	(73,479)	(1,860)	71,619*	(5.90)	(0.14)
					Total Net Income/Loss					

* Unfavorable Differences

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Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
4,125	4,280	155*			5010 Resident Revenue	12,464	12,840	376*		
251	348	97*			5100 Private Pay	718	1,044	326*		
68,819	93,200	24,381*	274.18	267.82	5101 Routine Services - PVT	194,268	279,600	85,332*	270.57	267.82
786	1,740	954*	3.13	5.00	5102 Medical Supplies- PVT	2,010	5,220	3,210*	2.80	5.00
69	190	121*	0.27	0.55	5104 Oxygen - PVT	656	570	86	0.91	0.55
	10	10*		0.03	5105 Laboratory - PVT	25	30	5*	0.03	0.03
	10	10*		0.03	5106 Physical Therapy - PVT		30	30*		0.03
533		533	2.12		5109 PEN Therapy - PVT	533		533	0.74	
60	580	520*	0.24	1.67	5110 Fluidized Bed - PVT	760	1,740	980*	1.06	1.67
325	280	45	1.29	0.80	5113 Transportation - PVT	650	840	190*	0.91	0.80
(15)		15*	(0.06)		5120 Contractual Adjustment - PVT	(111)		111*	(0.15)	
70,577	96,010	25,433*	281.18	275.89	Total Private Pay	198,790	288,030	89,240*	276.87	275.89
66	120	54*			5200 Medicare Part A	279	360	81*		
29,882	56,300	26,418*	452.76	469.17	5201 Routine Services-MCR A	129,237	168,900	39,663*	463.22	469.17
227	750	523*	3.43	6.25	5202 Medical Supplies-MCR A	5,614	2,250	3,364	20.12	6.25
3,093	6,980	3,887*	46.87	58.17	5203 Drugs-MCR A	22,096	20,940	1,156	79.20	58.17
	320	320*		2.67	5204 Oxygen-MCR A	673	960	287*	2.41	2.67
162	250	88*	2.45	2.08	5205 Laboratory-MCR A	779	750	29	2.79	2.08
5,072	9,810	4,738*	76.86	81.75	5206 Physical Therapy-MCR A	20,756	29,430	8,674*	74.39	81.75
2,444	3,610	1,166*	37.03	30.08	5207 Speech Therapy-MCR A	11,030	10,830	200	39.54	30.08
4,898	9,990	5,092*	74.21	83.25	5208 Occupational Therapy-MCR A	22,019	29,970	7,951*	78.92	83.25
					5209 PEN Therapy-MCR A	59		59	0.21	
	30	30*		0.25	5210 Fluid Bed-MCR A		90	90*		0.25
	140	140*		1.17	5212 Wound Care-MCR A		420	420*		1.17
	1,730	1,730*		14.42	5213 Transportation-MCR A	2,250	5,190	2,940*	8.06	14.42
	200	200*		1.67	5214 X-Rays-MCR A	313	600	288*	1.12	1.67
141	510	369*	2.13	4.25	5215 Misc-MCR A	945	1,530	585*	3.39	4.25
(897)	(2,500)	1,603	(13.59)	(20.83)	5220 Contract Adj.-Room MCR A	(10,894)	(7,500)	3,394*	(39.05)	(20.83)
(16,037)	(34,320)	18,283	(242.99)	(286.00)	5221 Contract Adj.-Ancillaries MCR A	(86,533)	(102,960)	16,427	(310.15)	(286.00)
28,985	53,800	24,815*	439.16	448.33	Total Medicare Part A	118,343	161,400	43,057*	424.17	448.33
2,342	2,595	253*			5300 Medicaid	7,692	7,785	93*		
392,707	427,000	34,293*	167.68	164.55	5301 Routine Services-MCD	1,286,642	1,281,000	5,642	167.27	164.55
5,484	7,270	1,786*	2.34	2.80	5302 Medical Supplies-MCD	25,894	21,810	4,084	3.37	2.80
8,039	7,270	769	3.43	2.80	5303 Oxygen- MCD	27,652	21,810	5,842	3.59	2.80
2,463	2,590	127*	1.05	1.00	5304 Laboratory-MCD	7,676	7,770	94*	1.00	1.00
512		512	0.22		5305 Physical Therapy-MCD Non-Covered	811		811	0.11	
	3,110	3,110*		1.20	5306 Physical Therapy-MCD Other		9,330	9,330*		1.20

* Unfavorable Differences

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Month Actual	Month Budget	Month Diff	PPD		Account	YTD		YTD Diff	PPD	
			Actual	Budget		Actual	Budget		Actual	Budget
	520	520 *	0.20	5308	Speech Therapy-MCD Other	1,560	1,560 *	0.20		
1,463	1,463	1,463 *	0.62	5309	Occup. Therapy - MCD Non-Covered	3,698	3,698	0.48		
3,360	650	650 *	1.43	5310	Occup. Therapy - MCD Other	10,780	1,950 *	0.25		
263	3,300	60	0.11	5313	Fluidized Bed -MCD	4,229	880	1.40		
7,503	10,380	2,877 *	3.20	5315	Wound Care- MCD	26,353	4,229	0.55		
	100	100 *		5316	Transportation -MCD	300	300 *	4.00		
(27,008)	(35,190)	8,182	(11.53)	5321	Flu/Pneumonia Vacc - MCD	336	336	0.04		
394,785	427,000	32,215 *	168.57	5324	Contract Adj-Ancillaries MCD	(101,668)	3,902	(13.22)		
102					Total Medicaid	1,292,403	11,403	168.02		
17,280	0	17,280	169.41			0	71,784 *	(26.37)		
(515)					5400 Medicaid Pending	(448)	448 *			
86					5401	Routine Services - MCD Pend	71,784 *	160.23		
428					5402	Medical Supplies - MCD Pend	(4,428)	9.88		
17,280					5404	Oxygen - MCD Pend	(3,864)	8.63		
36	94	58 *	9.10	5412	Wound Care -MCD Pend	(1,870)	1,870 *	4.17		
13,680	32,400	18,720 *	6.93	5413	Transportation - MCD Pend	(1,650)	1,650 *	3.68		
47	1,400	1,353 *	74.23	5421	Contract Adj-Ancillaries MCD Pend	11,812	11,812	(26.37)		
1,994	5,150	3,156 *	55.40		Total Medicaid Pending	(71,784)	71,784 *	160.23		
328	310	18	9.10			0	71,784 *	0.00		
249	50	199	6.93		5500 Insurance	161	121 *			
2,672	5,520	2,848 *	74.23		5501	Routine Services - INS	58,460	38,740 *		
1,012	2,900	1,888 *	28.11		5502	Medical Supplies - INS	1,906	2,294 *		
2,822	6,270	3,448 *	78.38		5503	Drugs - INS	8,465	6,985 *		
150	150	150 *	9.10		5504	Oxygen - INS	587	344 *		
150	300	300 *	6.93		5505	Laboratory - INS	506	356		
63	90	60	4.17		5506	Physical Therapy - INS	12,392	4,168 *		
(9,338)	(22,140)	12,802	(259.38)		5507	Speech Therapy - INS	5,582	3,118 *		
13,680	32,400	18,720 *	380.00		5508	Occupational Therapy - INS	12,351	6,459 *		
405	214	191	4.17		5511	Flu/Pneumonia - INS	450	450 *		
81,550	47,100	34,450	1.74		5513	Wound Care - INS	900	900 *		
759	520	239	1.87		5514	Transportation - INS	270	330		
530	2,070	1,540 *	1.31		5515	X-Rays - INS	313	313		
					5522	Contract Adj-Ancillaries - INS	(42,702)	23,718		
					Total Insurance	58,460	38,740 *	363.11		
						344.68	344.68			
					5600 Managed Care	1,198	556			
					5601	Routine Services - MGC	244,349	103,049		
					5602	Medical Supplies - MGC	1,702	142		
					5603	Drugs - MGC	9,279	3,069		
								7.75		
								203.96		
								1.42		
								2.43		
								9.67		

* Unfavorable Differences

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Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
604	600	4	1.49	2.80	5604 Oxygen - MGC	2,018	1,800	218	1.68	2.80
104	40	64	0.26	0.19	5605 Laboratory - MGC	554	120	434	0.46	0.19
1,969	1,180	789	4.86	5.51	5606 Physical Therapy - MGC	13,877	3,540	10,337	11.58	5.51
1,320	930	390	3.26	4.35	5607 Speech Therapy - MGC	4,075	2,790	1,285	3.40	4.35
2,019	2,190	171 *	4.99	10.23	5608 Occupational Therapy - MGC	11,963	6,570	5,393	9.99	10.23
	670	670 *		3.13	5609 PEN Therapy - MGC		2,010	2,010 *		3.13
900	430	470	2.22	2.01	5610 Fluidized Bed - MGC	2,640	1,290	1,350	2.20	2.01
234	430	196 *	0.58	2.01	5611 Flu/Pneumonia - MGC	5,040	1,290	3,750	4.21	2.01
	50	50 *		0.23	5613 Wound Care - MGC		150	150 *		0.23
300	500	200 *	0.74	2.34	5614 Transportation - MGC	1,850	1,500	350	1.54	2.34
	120	120 *		0.56	5615 X-Rays- MGC	313	360	48 *	0.26	0.56
282		282	0.70	5616 Therapy Screenings - MGC	402			402	0.34	
			(26.39)	5621 Contract Adj-Room MGC	(2,680)			2,680 *	(2.24)	
(10,689)	(9,730)	959 *		5622 Contract Adj-Ancillaries MGC	(60,256)	(29,190)	31,066 *	(50.30)	(45.47)	
79,883	47,100	32,783	197.24	220.09	Total Managed Care	235,126	141,300	93,826	196.27	220.09
4,125	4,280	155 *		5700 Medicare Part B	12,464	12,840	376 *			
22,729	16,050	6,679	5.51	5703 Physical Therapy - MCR B	62,690	48,150	14,540	5.03	3.75	
7,131	4,280	2,851	1.73	5704 Speech Therapy - MCR B	15,711	12,840	2,871	1.26	1.00	
22,533	16,050	6,483	5.46	5705 Occupational Therapy - MCR B	55,405	48,150	7,255	4.45	3.75	
	210	210 *		5707 Flu/Pneumonia - MCR B	1,344	630	714	0.11	0.05	
(12,113)	(3,660)	8,453 *	(2.94)	5720 Contractual Adjustment - MRB	(27,498)	(10,980)	16,518 *	(2.21)	(0.86)	
40,281	32,930	7,351	9.76	Total Medicare Part B	107,652	98,790	8,862	8.64	7.69	
182	187	5 *		5800 Hospice	719	561	158			
30,518	30,800	282 *	167.68	5801 Routine Services - HSP	120,557	92,400	28,157	167.67	164.71	
650	440	210	3.57	5802 Medical Supplies- HSP	2,515	1,320	1,195	3.50	2.35	
1,949	840	1,109	10.71	5804 Oxygen - HSP	6,917	2,520	4,397	9.62	4.49	
154	10	144	0.84	5805 Laboratory - HSP	556	30	526	0.77	0.05	
	10	10 *		5809 PEN Therapy - HSP	311	30	281	0.43	0.05	
620	10	610	3.41	5810 Fluidized Bed - HSP	1,620	30	1,590	2.25	0.05	
			(18.53)	5814 Transportation - HSP	225		225	0.31		
(3,373)	(1,300)	2,073 *		5822 Contract Adj-Ancillaries HSP	(12,144)	(3,900)	8,244 *	(16.89)	(6.95)	
30,518	30,810	292 *	167.68	Total Hospice	120,557	92,430	28,127	167.67	164.76	
741	722	19		5850 Veterans Admin	2,145	2,166	21 *			
160,172	174,100	13,928 *	216.16	5851 Routine Services - VA	481,068	522,300	41,232 *	224.27	241.14	
2,642	4,770	2,128 *	3.56	5852 Medical Supplies - VA	10,490	14,310	3,820 *	4.89	6.61	
20,695	24,270	3,575 *	27.93	5853 Drugs - VA	68,290	72,810	4,520 *	31.84	33.61	
2,225	1,440	785	3.00	5854 Oxygen - VA	7,400	4,320	3,080	3.45	1.99	

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892	1,120	228 *	1.20	1.55	5855 Laboratory - VA	2,649	3,360	711 *	1.24	1.55
269	10,000	9,731 *	0.36	13.85	5856 Physical Therapy - VA	12,235	30,000	17,765 *	5.70	13.85
1,005	5,490	4,485 *	1.36	7.60	5857 Speech Therapy - VA	8,855	16,470	7,615 *	4.13	7.60
2,534	8,770	6,236 *	3.42	12.15	5858 Occupational Therapy - VA	14,953	26,310	11,357 *	6.97	12.15
320	180	180 *	0.43	0.25	5859 PEN Therapy - VA	741	540	201	0.35	0.25
		320		5860	Fluidized Air Therapy - VA	1,540		1,540	0.72	
		91	0.73	5862	Wound Care - VA	1,029		1,029	0.48	
541	450	91	0.67	0.62	5863 Transportation - VA	1,441	1,350	91	0.67	0.62
500	320	180	0.67	0.44	5864 X-rays - VA	1,025	960	65	0.48	0.44
	140	140 *		0.19	5865 Flu/Pneumonia - VA	1,512	420	1,092	0.70	0.19
(25,070)	(56,770)	31,700	(33.83)	(78.63)	5868 Contract Adj Ancil - VA	(102,404)	(170,310)	67,906	(47.74)	(78.63)
166,725	174,280	7,555 *	225.00	241.39	Total Veterans Admin	510,825	522,840	12,015 *	238.15	241.39
842,712	894,330	51,618 *	204.29	208.96	Total Resident Revenue	2,570,372	2,682,990	112,618 *	206.22	208.96
4,125	4,280	155 *		6000	Other Revenues	12,464	12,840	376 *		
(241)	(250)	9	(0.06)	(0.06)	6003 Barber and Beauty	(1,029)	(750)	279 *	(0.08)	(0.06)
322	625	303 *	0.08	0.15	6004 Vending Income	2,224	1,875	349	0.18	0.15
215		215	0.05	6006	Interest Income-Misc	584		584	0.05	
25		25	0.01	6009	Small Claims Fees - Revenue	50	300	300 *	0.00	0.02
320	475	155 *	0.08	0.11	6010 Misc Operating Income	1,828	1,425	403	0.15	0.11
843,032	894,805	51,773 *	204.37	209.07	Total Revenue	2,572,200	2,684,415	112,215 *	206.37	209.07
				7000	Operating Costs					
				7101	Nursing Administration					
8,412	8,250	162 *	2.04	1.93	7102 Nurs Admin DON Salaries	24,652	24,750	98	1.98	1.93
5,986	5,750	236 *	1.45	1.34	7103 Nurs Admin ADON Salaries	17,409	17,250	159 *	1.40	1.34
1,075	1,120	45	0.26	0.26	7106 Nurs Admin PR Taxes	3,142	3,360	218	0.25	0.26
4,155	3,000	1,155 *	1.01	0.70	7108 Nurs Admin Consultants	12,552	9,000	3,552 *	1.01	0.70
3,500	3,500		0.85	0.82	7109 Nurs Admin Medical Director Expense	10,500	10,500		0.84	0.82
	20	20		0.00	7111 Nurs Admin Supplies	60	60	60		0.00
23,129	21,640	1,489 *	5.61	5.06	Total Nursing Administration	68,254	64,920	3,334 *	5.48	5.06
				7200	Nursing Service					
38,143	52,000	13,857	9.25	12.15	7201 Nursing RN Salaries	126,751	156,000	29,249	10.17	12.15
107,996	108,000	4	26.18	25.23	7202 Nursing LPN Salaries	325,840	324,000	1,840 *	26.14	25.23
146,473	139,000	7,473 *	35.51	32.48	7203 Nursing CNA Salaries	421,297	417,000	4,297 *	33.80	32.48
11,953	11,500	453 *	2.90	2.69	7206 Nursing PTO	34,353	34,500	147	2.76	2.69

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Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
24,132	17,000	7,132 *	5.85	3.97	7207 Nursing Overtime	73,477	51,000	22,477 *	5.90	3.97
24,491	26,200	1,709	5.94	6.12	7208 Nursing PR Taxes	73,209	78,600	5,391	5.87	6.12
1,873	2,150	277	0.45	0.50	7209 Nursing Clinical Software	5,784	6,450	666	0.46	0.50
12,954	16,500	3,546	3.14	3.86	7210 Nursing Supplies	49,523	49,500	23 *	3.97	3.86
	300	300		0.07	7211 Nursing Travel and Meetings	86	900	814	0.01	0.07
368,015	372,650	4,635	89.22	87.07	Total Nursing Service	1,110,321	1,117,950	7,629	89.08	87.07
					7300 Ancillaries					
18,306	25,680	7,374	4.44	6.00	7301 Physical Therapy - Contract	64,667	77,040	12,373	5.19	6.00
415	1,500	1,085	0.10	0.35	7302 Physical Therapy - Supplies	1,812	4,500	2,688	0.15	0.35
6,585	6,420	165 *	1.60	1.50	7303 Speech Therapy - Contract	23,392	19,260	4,132 *	1.88	1.50
18,621	23,540	4,919	4.51	5.50	7304 Occupational Therapy - Contract	59,432	70,620	11,188	4.77	5.50
61	340	279	0.01	0.08	7305 PEN Therapy Nutrient	646	1,020	374	0.05	0.08
123	90	33 *	0.03	0.02	7306 PEN Therapy Supplies	913	270	643 *	0.07	0.02
2,161	700	1,461 *	0.52	0.16	7307 Wound Care Expense - Non Part B	3,025	2,100	925 *	0.24	0.16
1,196	1,070	126 *	0.29	0.25	7308 Laboratory Expense	3,786	3,210	576 *	0.30	0.25
3,022	2,140	882 *	0.73	0.50	7309 Oxygen Expense	6,006	6,420	414	0.48	0.50
	40	40		0.01	7310 Fluidized Bed Expense	120	120	0	0.01	0.01
	40	40		0.01	7311 Ambulance Expense	120	120	0	0.01	0.01
650	730	80	0.16	0.17	7312 X-Ray Expense	1,770	2,190	420	0.14	0.17
194	340	146	0.05	0.08	7313 Flu/Pneumonia Expense	4,541	1,020	3,521 *	0.36	0.08
30,253	40,470	10,217	7.33	9.46	7314 Prescription Drug Expense	122,969	121,410	1,559 *	9.87	9.46
2,402	2,440	38	0.58	0.57	7315 OTC/Stock Drug Expense	8,184	7,320	864 *	0.66	0.57
3,786	4,280	494	0.80	1.00	7316 Pharmacy Consultant Expense	11,327	12,840	1,513	0.91	1.00
3,307	4,920	1,613	0.80	1.15	7317 Medical Supplies	15,169	14,760	409 *	1.22	1.15
113	510	397	0.03	0.12	7319 Misc Ancillary Expense - MCR A	113	1,530	1,417	0.01	0.12
1,977		1,977 *	0.48	0.12	7327 Misc Ancillary Expense-VA	5,643		5,643 *	0.45	
93,171	115,250	22,079	22.59	26.93	Total Ancillaries	333,396	345,750	12,354	26.75	26.93
					7400 Dietary					
10,280	10,000	280 *	2.49	2.34	7401 Dietary Director Salaries	30,507	30,000	507 *	2.45	2.34
29,319	28,100	1,219 *	7.11	6.57	7402 Dietary Other Salaries	86,678	84,300	2,378 *	6.95	6.57
1,208	1,225	17	0.29	0.29	7404 Dietary PTO	3,094	3,675	581	0.25	0.29
1,068	750	318 *	0.26	0.18	7405 Dietary Overtime	3,341	2,250	1,091 *	0.27	0.18
3,152	3,210	58	0.76	0.75	7406 Dietary PR Taxes	9,274	9,630	356	0.74	0.75
462	450	12 *	0.11	0.11	7407 Dietary Consultants	973	1,350	377	0.08	0.11
33,822	38,000	4,178	8.20	8.88	7408 Dietary Raw Food	113,184	114,000	816	9.08	8.88
3,718	3,400	318 *	0.90	0.79	7409 Dietary Supplies	10,999	10,200	799 *	0.88	0.79
					7411 Dietary Travel and Meetings	256		256 *	0.02	
(18,247)	(17,600)	647	(4.42)	(4.11)	7412 Dietary Emp/Guest Meal Income	(50,783)	(52,800)	2,017 *	(4.07)	(4.11)

* Unfavorable Differences

Statement of Operations
 White Oak Manor - Burlington Inc (BU)
 12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD		Account	YTD		YTD Diff	PPD		
			Actual	Budget		Actual	Budget		Actual	Budget	
64,781	67,535	2,754	15.70	15.78	Total Dietary	207,523	202,605	4,918*	16.65	15.78	
7500 Social Services											
4,553	4,000	553*	1.10	0.93	Social Services Director Salaries	11,636	12,000	364	0.93	0.93	
2,188	3,000	812	0.53	0.70	Social Services Other Salaries	8,378	9,000	622	0.67	0.70	
(2,485)	275	2,760	(0.60)	0.06	Social Services PTO	5,375	825	4,550*	0.43	0.06	
636		636*	0.15		Social Services Overtime	651		651*	0.05		
617	580	37*	0.15	0.14	Social Services PR Taxes	2,738	1,740	998*	0.22	0.14	
3,728	1,200	2,528*	0.90	0.28	Social Services Consultants	9,574	3,600	5,974*	0.77	0.28	
	10	10		0.00	Social Services Supplies	39	30	9*	0.00	0.00	
9,236	9,065	171*	2.24	2.12	Total Social Services	38,391	27,195	11,196*	3.08	2.12	
7600 Activities											
2,883	2,700	183*	0.70	0.63	Activities Director Salaries	8,290	8,100	190*	0.67	0.63	
3,397	3,500	103	0.82	0.82	Activities Other Salaries	9,898	10,500	602	0.79	0.82	
(85)	200	285	(0.02)	0.05	Activities PTO	595	600	5	0.05	0.05	
6		6*	0.00		Activities Overtime	58		58*	0.00		
435	510	75	0.11	0.12	Activities PR Taxes	1,325	1,530	205	0.11	0.12	
	400	400		0.09	Activities Consultants		1,200	1,200		0.09	
1,394	900	494*	0.34	0.21	Activities Supplies	2,344	2,700	356	0.19	0.21	
150		150*	0.04		Activities Purchased Services	280		280*	0.02		
8,180	8,210	30	1.98	1.92	Total Activities	22,790	24,630	1,840	1.83	1.92	
7700 Medical Records											
3,192	3,450	258	0.77	0.81	Medical Records Salaries	9,970	10,350	380	0.80	0.81	
386	200	186*	0.09	0.05	Medical Records PTO	628	600	28*	0.05	0.05	
879		879*	0.21		Medical Records Overtime	1,025		1,025*	0.08		
325	320	5*	0.08	0.07	Medical Records PR Taxes	844	960	116	0.07	0.07	
1,014	350	664*	0.25	0.08	Medical Records Supplies	1,244	1,050	194*	0.10	0.08	
	70	70		0.02	Medical Records Purchased Services	70	210	140	0.01	0.02	
5,796	4,390	1,406*	1.41	1.03	Total Medical Records	13,782	13,170	612*	1.11	1.03	
7800 Laundry											
7,757	6,900	857*	1.88	1.61	Laundry Other Salaries	21,104	20,700	404*	1.69	1.61	
253	500	247	0.06	0.12	Laundry PTO	1,764	1,500	264*	0.14	0.12	
34		34*	0.01		Laundry Overtime	58		58*	0.00		
578	650	72	0.14	0.15	Laundry PR Taxes	1,647	1,950	303	0.13	0.15	
1,065	1,150	85	0.26	0.27	Laundry Supplies	2,117	3,450	1,333	0.17	0.27	
	2,100	2,100		0.49	Laundry Linen and Bedding	7,237	6,300	937*	0.58	0.49	
	650	650		0.15	Laundry Underpads	1,761	1,950	189	0.14	0.15	

* Unfavorable Differences

Statement of Operations
 White Oak Manor - Burlington Inc (BU)
 12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
9,688	11,950	2,262	2.35	2.79	Total Laundry	35,687	35,850	163	2.86	2.79
7900 Housekeeping										
3,236	3,100	136 *	0.78	0.72	7901 Housekeeping Director Salaries	9,191	9,300	109	0.74	0.72
16,547	17,000	453	4.01	3.97	7902 Housekeeping Other Salaries	50,398	51,000	602	4.04	3.97
418	900	482	0.10	0.21	7904 Housekeeping PTO	2,498	2,700	202	0.20	0.21
783		783 *	0.19	0.43	7905 Housekeeping Overtime	1,279		1,279 *	0.10	
1,518	1,850	332	0.37	1.10	7906 Housekeeping PR Taxes	4,573	5,550	977	0.37	0.43
5,053	4,700	353 *	1.23	1.10	7908 Housekeeping Supplies	13,130	14,100	970	1.05	1.10
27,555	27,550	5 *	6.68	6.44	Total Housekeeping	81,068	82,650	1,582	6.50	6.44
8000 Plant Operations and Maint.										
4,188	4,100	88 *	1.02	0.96	8001 POM Director Salaries	12,491	12,300	191 *	1.00	0.96
1,921	2,200	279	0.47	0.51	8002 POM Other Salaries	5,942	6,600	658	0.48	0.51
64	50	14 *	0.02	0.01	8004 POM PTO	443	150	443 *	0.04	0.01
429	560	131	0.10	0.13	8005 POM Overtime	1,110	1,680	960 *	0.09	0.13
329	850	521	0.08	0.20	8006 POM PR Taxes	1,396	2,550	284	0.11	0.20
1,599	2,750	1,151	0.39	0.64	8007 POM Consultants	945	8,250	1,605	0.08	0.64
3,044	4,200	1,156	0.74	0.98	8008 POM Supplies	7,856	12,600	394	0.63	0.98
10,925	14,300	3,375	2.65	3.34	8009 POM Purchased Services	11,560	42,900	1,040	0.93	3.34
1,888	2,050	162	0.46	0.48	8010 POM Utilities	28,754	6,150	14,136	2.31	0.48
236		236 *	0.06	0.48	8011 POM Cable/TV Expense	5,920	608	230	0.47	0.48
					8014 POM Minor Equipment	608	368	608 *	0.05	
					8015 POM Vehicle Expense	368		368 *	0.03	
24,624	31,060	6,436	5.97	7.26	Total Plant Operations and Maint.	77,403	93,180	15,777	6.21	7.26
8100 Transportation										
5,542	5,800	258	1.34	1.36	8101 Transportation Salaries	16,768	17,400	632	1.35	1.36
(586)	200	786	(0.14)	0.05	8103 Transportation PTO	2,389	600	1,789 *	0.19	0.05
467		467 *	0.11	0.12	8104 Transportation Overtime	879	1,590	879 *	0.07	0.12
380	530	150	0.09	0.37	8105 Transportation PR Taxes	1,456	4,800	134	0.12	0.37
1,430	1,600	170	0.35	0.04	8106 Transportation Vehicle Expense	4,045	450	755	0.32	0.04
619	150	469 *	0.15	1.93	8107 Transportation Contract Vehicle	619	24,840	169 *	0.05	0.04
7,853	8,280	427	1.90	2.57	Total Transportation	26,158	33,000	1,318 *	2.10	1.93
8200 Depreciation										
11,000	11,000		2.67	2.57	8205 Depr Expense - Moveable Equipment	33,000	33,000		2.65	2.57
11,000	11,000	0	2.67	2.57	Total Depreciation	33,000	33,000	0	2.65	2.57
8300 Interest, Amortization & Lease										

* Unfavorable Differences

Statement of Operations

White Oak Manor - Burlington Inc (BU)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
263	130	133 *	0.06	0.03	8302 Interest Expense - Other	586	390	196 *	0.05	0.03
26,500	26,500		6.42	6.19	8303 Building Lease Expense	79,500	79,500		6.38	6.19
26,763	26,630	133 *	6.49	6.22	Total Interest, Amortization & Lease	80,086	79,890	196 *	6.43	6.22
8400 Taxes and Insurance										
4,200	4,200		1.02	0.98	8401 Property Tax Expense	12,600	12,600		1.01	0.98
	500	500		0.12	8402 Misc Tax Expense		1,500	1,500		0.12
1,500	1,500		0.36	0.35	8403 Insurance Expense- Property	4,500	4,500		0.36	0.35
5,700	6,200	500	1.38	1.45	Total Taxes and Insurance	17,100	18,600	1,500	1.37	1.45
8500 Employee Benefits										
73,731	73,000	731 *	17.87	17.06	8501 Employee Group Insurance	206,863	219,000	12,137	16.60	17.06
8,000	8,000		1.94	1.87	8502 Workers Compensation Expense	24,000	24,000		1.93	1.87
(140)		140	(0.03)		8503 Uniform Expense - NC Locations	(3,795)		3,795	(0.30)	
	300	300		0.07	8504 Retirement Plan Expense		900	900		0.07
694	2,000	1,306	0.17	0.47	8505 Employee Benefits Misc Expense	3,265	6,000	2,735	0.26	0.47
82,286	83,300	1,014	19.95	19.46	Total Employee Benefits	230,332	249,900	19,568	18.48	19.46
8600 General and Administration										
9,198	9,000	198 *	2.23	2.10	8601 Administrative Administrator Salaries	27,371	27,000	371 *	2.20	2.10
18,905	18,500	405 *	4.58	4.32	8603 Administrative Other Salaries	55,201	55,500	299	4.43	4.32
316	400	84	0.08	0.09	8605 Administrative PTO	841	1,200	359	0.07	0.09
121	700	579	0.03	0.16	8606 Administrative Overtime	1,326	2,100	774	0.11	0.16
2,285	2,290	5	0.55	0.54	8607 Administrative PR Taxes	6,694	6,870	176	0.54	0.54
49,400	49,200	200 *	11.98	11.50	8608 Management Fee Expense	148,200	147,600	600 *	11.89	11.50
579	550	29 *	0.14	0.13	8609 Telephone Expense	1,735	1,650	85 *	0.14	0.13
1,435	1,500	65	0.35	0.35	8610 Auto Expense	3,520	4,500	980	0.28	0.35
1,458	2,000	542	0.35	0.47	8612 Dues and Subscriptions	6,065	6,000	65 *	0.49	0.47
1,011	550	461 *	0.25	0.13	8613 Office Supplies	3,291	1,650	1,641 *	0.26	0.13
769	1,200	431	0.19	0.28	8614 Copier Expense	2,565	3,600	1,035	0.21	0.28
2	200	198	0.00	0.05	8615 Postage Expense	775	600	175 *	0.06	0.05
401	1,000	600	0.10	0.23	8616 Professional Fees - Legal	401	3,000	2,600	0.03	0.23
(250)	100	100	(0.06)	0.02	8617 Professional Fees - Other	193	300	108	0.02	0.02
	250	500		0.06	8619 Admin - Travel and Meetings	1,954	750	1,204 *	0.16	0.06
	100	100		0.02	8620 Help Wanted Advertising Expense	143	300	157	0.01	0.02
					8621 General Advertising Expense	408		408 *	0.03	
513	725	212	0.12	0.17	8622 Bank Charge Expense	1,175	2,175	1,000	0.09	0.17
580	450	130 *	0.14	0.11	8623 Printing Expense	623	1,350	727	0.05	0.11
2,243	750	1,493 *	0.54	0.18	8624 Data Processing Expense	4,582	2,250	2,332 *	0.37	0.18
	75	75		0.02	8626 Meals & Entertainment	129	225	96	0.01	0.02

* Unfavorable Differences

Statement of Operations

White Oak Manor - Burlington Inc (BU)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD		Account	YTD		YTD		PPD	
			Actual	Budget		Actual	Budget	Diff	Actual	Budget	
88,965	89,540	575	21.57	20.92	Total General and Administration	267,192	268,620	1,428	21.44	20.92	
					8800 Other Costs						
	100	100		0.02	8801 Non-Allowable Expense	196	300	104	0.02	0.02	
	75	75		0.02	8803 Promotional Expense		225	225		0.02	
1,000	1,000		0.24	0.23	8804 Bad Debt Expense	3,000	3,000		0.24	0.23	
1,000	1,175	175	0.24	0.27	Total Other Costs	3,196	3,525	329	0.26	0.27	
857,743	895,425	37,682	207.94	209.21	Total Operating Costs	2,645,680	2,686,275	40,595	212.27	209.21	
(14,711)	(620)	14,091*	(3.57)	(0.14)	Total Income/Loss from Operations	(73,479)	(1,860)	71,619*	(5.90)	(0.14)	
(14,711)	(620)	14,091*	(3.57)	(0.14)	Total Net Income Before Taxes	(73,479)	(1,860)	71,619*	(5.90)	(0.14)	
(14,711)	(620)	14,091*	(3.57)	(0.14)	Total Net Income/Loss	(73,479)	(1,860)	71,619*	(5.90)	(0.14)	

* Unfavorable Differences

Balance Sheet

as of 12/31/18

White Oak Manor - Burlington Inc (BU)

Account	Description	Amount
1000	Assets	
1001	Current Assets	
1002	Cash	616,703.49
1100	Accounts Receivable	1,578,004.16
1200	Inventory	32,157.59
	Total Current Assets	2,226,865.24
1500	Non-Current Assets	
1501	Other Assets	(8,669,233.30)
1800	Property, Plant and Equipment	349,591.89
	Total Non-Current Assets	(8,319,641.41)
	Total Assets	(\$6,092,776.17)
3000	Liabilities & Equity	
3001	Total Liabilities	
3002	Current Liabilities	
3004	Notes and Accounts Payable	149,084.95
3200	Accrued Liabilities	270,399.82
3300	Other Current Liabilities	83,555.16
	Total Total Liabilities	503,039.93
4000	Equity	
	Total Equity	(6,595,816.10)
	Total Liabilities & Equity	(\$6,092,776.17)

Balance Sheet

as of 12/31/18

White Oak Manor - Burlington Inc (BU)

Account	Description	Amount
1000	Assets	
1001	Current Assets	
1002	Cash	616,717.49
1003	Operating Bank Account	
1005	Petty Cash	600.00
1006	Deposit in Transit	(1,114.00)
1008	Resident Trust Funds Petty Cash	500.00
		616,703.49
1100	Accounts Receivable	
1101	Accts Receivable-Private	371,667.19
1102	Accts Receivable-Medicaid SNF	289,382.60
1104	Accts Receivable-Hospice	23,777.42
1105	Accts Receivable-Medicare Pt A	19,169.42
1106	Accts Receivable-Micare Crossover Part A	7,459.50
1107	Accts Receivable-3rd Party Ins Part A	12,962.50
1108	Accts Receivable-Medicare Pt B	6,262.97
1109	Accts Receivable-Micare Crossover Pt B	4,545.06
1110	Accts Receivable-Medicaid Pending	94,518.47
1111	Accts Receivable-Insurance	18,592.50
1112	Accts Receivable-Managed Care	162,550.10
1113	Accts Receivable-VA	500,295.60
1115	Accts Receivable Other	12,818.42
1120	Allowance For Doubtful Accounts	(34,201.85)
1122	Accts Rec - 3rd Party Clearing Account	(4,031.10)
1124	Resident Judgments	95,272.61
1125	Activities Fund	(3,037.25)
		1,578,004.16
1200	Inventory	
1201	Inventory-Food	5,339.70
1202	Inventory-Medical Supplies	6,139.30
1203	Inventory-Nursing Supplies	7,347.15
1204	Inventory-PEN	554.23
1205	Inventory-Laundry	853.03
1206	Inventory-Housekeeping	980.92
1207	Inventory-Other	10,943.26
		32,157.59

Balance Sheet

as of 12/31/18

White Oak Manor - Burlington Inc (BU)

Account	Description	Amount
	Total Current Assets	2,226,865.24
	Non-Current Assets	
	Other Assets	
1500	Intercompany Account-Burlington	(13,052,097.14)
1501	Intercompany Account-OC with BU	6,192,671.02
1609	Intercompany Account-Payroll-Ultimate	80,841.74
1622	Interdivision-Purchase Acct	(1,890,648.92)
1686		<u>(8,669,233.30)</u>
1687		
	Property, Plant and Equipment	
1800	Moveable Equipment	1,422,055.38
1810	Accm Depn-Moveable Equipment	(1,072,463.49)
1811		<u>349,591.89</u>
	Total Non-Current Assets	(8,319,641.41)
	Total Assets	(\$6,092,776.17)
	Liabilities & Equity	
	Total Liabilities	
	Current Liabilities	
	Notes and Accounts Payable	
3000	Accounts Payable	160,836.13
3001	Medicare Cost Report Payable	(13,705.46)
3002	Employee Deductions-Cancer	1,954.28
3004		<u>149,084.95</u>
3100		
3102		
3109		
	Accrued Liabilities	
3200	Accrued Salaries and Wages	159,570.81
3201	Accrued Vacation/PTO Payable	108,145.01
3202	401K Payable	2,684.00
3209		<u>270,399.82</u>
	Other Current Liabilities	
3300	Property Taxes Payable	(50.15)
3301	Asset Retirement Obligation	79,034.00
3303	Derivatives	(2,245.00)
3306	Unearned Revenue	6,816.31
3350		

Balance Sheet

as of 12/31/18

White Oak Manor - Burlington Inc (BU)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
		<u>83,555.16</u>
		<u>503,039.93</u>
	Total Total Liabilities	503,039.93
	Equity	
4000	Common Stock	231,085.00
4001	Retained Earnings	(5,774,917.26)
4003	Current Earnings	(73,479.32)
4004	Interdivision Equity	(978,504.52)
4006	Total Equity	(6,595,816.10)
	Total Liabilities & Equity	<u><u>(\$6,092,776.17)</u></u>

Consolidated Statement of Operations

White Oak Management, Inc. (ALL)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
64,734	65,490	756*			5010 Resident Revenue	192,632	196,470	3,838*		
2,019,772	1,964,290	55,482	114.84	111.63	5100 Private Pay	5,983,758	5,892,870	90,888	115.00	111.63
2,472,617	2,498,300	25,683*	479.65	475.41	5200 Medicare Part A	7,195,395	7,494,900	299,505*	483.98	475.41
28,032		28,032	549.64		5250 Dual Medicare	134,727		134,727	532.52	
6,413,272	7,042,100	628,828*	192.47	194.19	5300 Medicaid	19,598,629	21,126,300	1,527,671*	192.04	194.19
112,620		112,620	212.89		5350 Dual Medicaid	345,938		345,938	211.97	
283,983		283,983	203.86		5400 Medicaid Pending	298,293		298,293	223.94	
323,056	381,371	58,315*	368.36	355.09	5500 Insurance	983,213	1,144,113	160,900*	364.15	355.09
260,979	301,190	40,211*	253.38	346.99	5600 Managed Care	639,243	903,570	264,327*	234.24	346.99
613,701	576,930	36,771	9.48	8.81	5700 Medicare Part B	2,017,248	1,730,790	286,458	10.47	8.81
417,724	368,920	48,804	193.93	193.05	5800 Hospice	1,423,280	1,107,610	315,670	193.70	193.20
702,334	674,760	27,574	266.44	267.55	5850 Veterans Admin	2,071,662	2,024,280	47,382	269.57	267.55
472,855	482,000	9,145*	26.92	27.39	5900 Apartment Revenues	1,418,959	1,446,000	27,041*	27.32	27.39
5,091	5,700	609*	0.08	0.09	5925 Wellness Center Income	17,428	17,100	328	0.09	0.09
14,126,034	14,295,561	169,527*	218.22	218.29	Total Resident Revenue	42,127,773	42,887,533	759,760*	218.70	218.29
1,328,948	1,324,760	4,188	20.53	20.23	6000 Other Revenues	3,999,622	3,974,280	25,342	20.76	20.23
15,454,982	15,620,321	165,339*	238.75	238.51	Total Revenue	46,127,394	46,861,813	734,419*	239.46	238.52
325,123	301,180	23,943*	5.02	4.60	7000 Operating Costs	929,672	903,540	26,132*	4.83	4.60
5,079,602	5,201,705	122,103	78.47	79.43	7101 Nursing Administration	15,207,700	15,605,115	397,415	78.95	79.43
70,293	70,750	457	1.09	1.08	7200 Nursing Service	207,778	212,250	4,472	1.08	1.08
1,791,778	1,839,745	47,967	27.68	28.09	7240 Personal Care Service	5,614,786	5,519,235	95,551*	29.15	28.09
1,204,568	1,199,210	5,358*	18.61	18.31	7300 Ancillaries	3,626,127	3,597,630	28,497*	18.82	18.31
222,950	209,105	13,845*	3.44	3.19	7400 Dietary	635,809	627,315	8,494*	3.30	3.19
165,939	173,790	7,851	2.56	2.65	7500 Social Services	483,727	521,370	37,643	2.51	2.65
66,552	60,720	5,832*	1.03	0.93	7600 Activities	190,946	182,160	8,786*	0.99	0.93
136,772	173,275	36,503	2.11	2.65	7700 Medical Records	471,129	519,825	48,696	2.45	2.65
440,999	448,695	7,696	6.81	6.85	7800 Laundry	1,280,350	1,346,085	65,735	6.65	6.85
636,264	700,840	64,576	9.83	10.70	7900 Housekeeping	2,023,500	2,102,520	79,020	10.50	10.70
710	1,825	1,115	0.01	0.03	8000 Plant Operations and Maint.	4,065	5,475	1,410	0.02	0.03
64,490	71,235	6,745	1.00	1.09	8030 Wellness Pool	204,952	213,705	8,753	1.06	1.09
526,750	526,750		8.14	8.04	8100 Transportation	1,580,250	1,580,250		8.20	8.04
818,748	804,631	14,117*	12.65	12.29	8200 Depreciation	2,430,858	2,413,893	16,965*	12.62	12.29
389,883	392,821	2,938	6.02	6.00	8300 Interest, Amortization & Lease	1,144,463	1,178,463	34,000	5.94	6.00
1,206,179	1,277,850	71,671	18.63	19.51	8400 Taxes and Insurance	3,483,150	3,833,550	350,400	18.08	19.51
2,104,168	2,125,875	21,707	32.50	32.46	8500 Employee Benefits	6,186,730	6,377,625	190,895	32.12	32.46
108,434	111,775	3,341	1.68	1.71	8600 General and Administration	339,937	335,325	4,612*	1.76	1.71
					8800 Other Costs					

* Unfavorable Differences

Consolidated Statement of Operations

White Oak Management, Inc. (ALL)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
15,360,201	15,691,777	331,576	237.28	239.61	Total Operating Costs	46,045,930	47,075,331	1,029,401	239.04	239.61
94,781	(71,456)	166,237	1.46	(1.09)	Total Income/Loss from Operations	81,465	(213,518)	294,983	0.42	(1.09)
94,781	(71,456)	166,237	1.46	(1.09)	Total Net Income Before Taxes	81,465	(213,518)	294,983	0.42	(1.09)
94,781	(71,456)	166,237	1.46	(1.09)	Total Net Income/Loss	81,465	(213,518)	294,983	0.42	(1.09)

* Unfavorable Differences

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Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	Days	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
64,734	65,490	756*			5010 Resident Revenue	Days	192,632	196,470	3,838*		
17,588	17,596	8*			5100 Private Pay	Days	52,033	52,788	755*		
1,986,285	1,932,300	53,985	112.93	109.81	5101 Routine Services - PVT		5,890,419	5,796,900	93,519	113.21	109.81
11,881	11,540	341	0.68	0.66	5102 Medical Supplies- PVT		38,176	34,620	3,556	0.73	0.66
					5103 Drugs - PVT		19		19	0.00	
7,435	10,080	2,645*	0.42	0.57	5104 Oxygen - PVT		21,080	30,240	9,161*	0.41	0.57
313	170	143	0.02	0.01	5105 Laboratory - PVT		795	510	285	0.02	0.01
1,413	850	563	0.08	0.05	5106 Physical Therapy - PVT		1,862	2,550	688*	0.04	0.05
	280	280*			5107 Speech Therapy - PVT		590	840	250*	0.01	0.02
1,932	770	1,162	0.11	0.04	5108 Occupational Therapy - PVT		2,281	2,310	29*	0.04	0.04
533		533	0.03		5109 PEN Therapy - PVT		650		650	0.01	
5,760	5,070	690	0.33	0.29	5110 Fluidized Bed - PVT		14,980	15,210	230*	0.29	0.29
889	240	649	0.05	0.01	5111 Ambulance - PVT		889	720	169	0.02	0.01
	200	200*			5112 Wound Care - PVT		591	600	9*	0.01	0.01
3,344	2,680	664	0.19	0.15	5113 Transportation - PVT		11,341	8,040	3,301	0.22	0.15
	90	90*			5114 X-Rays - PVT		82	270	188*	0.00	0.01
	20	20*			5115 Misc - PVT		436	60	376	0.01	0.00
(12)		12*	0.00		5120 Contractual Adjustment - PVT		(433)		433*	(0.01)	
2,019,772	1,964,290	55,482	114.84	111.63	Total Private Pay		5,983,758	5,892,870	90,888	115.00	111.63
5,155	5,255	100*			5200 Medicare Part A	Days	14,867	15,765	898*		
2,511,705	2,535,600	23,895*	487.24	482.51	5201 Routine Services-MCR A		7,351,512	7,606,800	255,288*	494.49	482.51
24,798	26,960	2,162*	4.81	5.13	5202 Medical Supplies-MCR A		77,483	80,880	3,397*	5.21	5.13
253,365	262,550	9,185*	49.15	49.96	5203 Drugs-MCR A		749,343	787,650	38,307*	50.40	49.96
18,803	15,640	3,163	3.65	2.98	5204 Oxygen-MCR A		49,094	46,920	2,174	3.30	2.98
25,416	22,000	3,416	4.93	4.19	5205 Laboratory-MCR A		67,506	66,000	1,506	4.54	4.19
393,357	417,970	24,613*	76.31	79.54	5206 Physical Therapy-MCR A		1,215,812	1,253,910	38,098*	81.78	79.54
160,822	138,660	22,162	31.20	26.39	5207 Speech Therapy-MCR A		496,590	415,980	80,610	33.40	26.39
400,311	423,260	22,949*	77.65	80.54	5208 Occupational Therapy-MCR A		1,250,930	1,269,780	18,850*	84.14	80.54
671	850	179*	0.13	0.16	5209 PEN Therapy-MCR A		5,362	2,550	2,812	0.36	0.16
6,060	4,080	1,980	1.18	0.78	5210 Fluid Bed-MCR A		11,260	12,240	980*	0.76	0.78
9,993	12,160	2,167*	1.94	2.31	5211 Ambulance-MCR A		55,364	36,480	18,884	3.72	2.31
1,938	1,910	28	0.38	0.36	5212 Wound Care-MCR A		3,025	5,730	2,705*	0.20	0.36
9,361	7,010	2,351	1.82	1.33	5213 Transportation-MCR A		31,207	21,030	10,177	2.10	1.33
6,562	9,630	3,068*	1.27	1.83	5214 X-Rays-MCR A		23,256	28,890	5,634*	1.56	1.83
1,413	5,350	3,937*	0.27	1.02	5215 Misc-MCR A		7,680	16,050	8,370*	0.52	1.02
(39,083)	(37,300)	1,783*	(7.58)	(7.10)	5220 Contract Adj-Room MCR A		(156,117)	(111,900)	44,217*	(10.50)	(7.10)
(1,312,874)	(1,348,030)	35,156	(254.68)	(256.52)	5221 Contract Adj-Ancillaries MCR A		(4,043,913)	(4,044,090)	177	(272.01)	(256.52)
2,472,617	2,498,300	25,683*	479.65	475.41	Total Medicare Part A		7,195,395	7,494,900	299,505*	483.98	475.41

* Unfavorable Differences

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Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
51		51			5250 Dual Medicare	253		253		
28,250		28,250	553.92		5251 Routine Services-Dual Medicare	135,018		135,018	533.67	
288		288	5.64		5252 Medical Supplies-Dual Medicare	1,623		1,623	6.71	
2,754		2,754	54.01		5253 Drugs-Dual Medicare	14,452		14,452	57.12	
1,104		1,104	21.65		5254 Oxygen-Dual Medicare	2,415		2,415	15.19	
					5255 Laboratory-Dual Medicare	889		889	4.34	
3,851		3,851	75.50		5256 Physical Therapy-Dual Medicare	21,942		21,942	86.73	
3,304		3,304	64.78		5257 Speech Therapy-Dual Medicare	15,905		15,905	66.55	
4,180		4,180	81.96		5258 Occupational Therapy-Dual Medicare	22,268		22,268	88.02	
					5260 Fluid Bed-Dual Medicare	120		120	0.75	
					5263 Transportation-Dual Medicare	149		149	0.75	
63		63	1.23		5264 X-Rays-Dual Medicare	383		383	1.82	
(15,761)		15,761*	(309.04)		5271 Contract Adj-Dual Medicare	(80,437)		80,437*	(317.93)	
28,032	0	28,032	549.64	0.00	Total Dual Medicare	134,727	0	134,727	532.52	0.00
33,321	36,264	2,943*			5300 Medicaid	102,053	108,792	6,739*		
6,431,096	7,042,100	611,004*	193.00	194.19	5301 Routine Services-MCD	19,693,224	21,126,300	1,433,076*	192.97	194.19
46,796	51,710	4,914*	1.40	1.43	5302 Medical Supplies-MCD	141,873	155,130	13,257*	1.39	1.43
72,962	81,650	8,688*	2.19	2.25	5303 Oxygen- MCD	236,895	244,950	8,055*	2.32	2.25
5,198	7,720	2,522*	0.16	0.21	5304 Laboratory-MCD	16,543	23,160	6,617*	0.16	0.21
512		512	0.02		5305 Physical Therapy-MCD Non-Covered	811		811	0.01	
	6,830	6,830*		0.19	5306 Physical Therapy-MCD Other		20,490	20,490*		0.19
	100	100*		0.00	5307 Speech Therapy-MCD Non-Covered	1,030	300	730	0.01	0.00
	3,400	3,400*		0.09	5308 Speech Therapy-MCD Other		10,200	10,200*		0.09
2,427		2,427	0.07		5309 Occup. Therapy - MCD Non-Covered	6,667		6,667	0.07	
	3,690	3,690*		0.10	5310 Occup. Therapy - MCD Other		11,070	11,070*		0.10
44,360	59,130	14,770*	1.33	1.63	5313 Fluidized Bed -MCD	142,740	177,390	34,650*	1.40	1.63
8,193	11,840	3,647*	0.25	0.33	5314 Ambulance - MCD	49,308	35,520	13,788	0.48	0.33
9,334	3,280	6,054	0.28	0.09	5315 Wound Care- MCD	26,175	9,840	16,335	0.26	0.09
19,343	20,400	1,057*	0.58	0.56	5316 Transportation -MCD	68,300	61,200	7,100	0.67	0.56
1,125	1,010	115	0.03	0.03	5317 X-Rays-MCD	1,688	3,030	1,343*	0.02	0.03
267		267	0.01		5319 Misc -MCD	836		836	0.01	
90	100	10*	0.00	0.00	5321 Flu/Pneumonia Vacc - MCD	1,295	300	995	0.01	0.00
10,427		10,427	0.31		5323 Contract Adj-Room MCD	10,767		10,767	0.11	
(238,858)	(250,860)	12,002	(7.17)	(6.92)	5324 Contract Adj-Ancillaries MCD	(799,522)	(752,580)	46,942*	(7.83)	(6.92)
6,413,272	7,042,100	628,828*	192.47	194.19	Total Medicaid	19,598,629	21,126,300	1,527,671*	192.04	194.19
529		529			5350 Dual Medicaid					
112,620		112,620	212.89		5351 Routine Services-Dual Medicaid	1,632		1,632		
189		189	0.36		5352 Medical Supplies-Dual Medicaid	345,793		345,793	211.88	
						883		883	0.54	

* Unfavorable Differences

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Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
50		50	0.09		5353 Drugs-Dual Medicaid	66		66	0.04	
351		351	0.66		5355 Laboratory-Dual Medicaid	68		68	0.04	
(590)		590 *	(1.11)		5361 Ambulance-Dual Medicaid	351		351	0.22	
					5371 Contract Adj-Dual Medicaid	(1,223)		1,223 *	(0.75)	
112,620	0	112,620	212.89	0.00	Total Dual Medicaid	345,938	0	345,938	211.97	0.00
1,393		1,393			5400 Medicaid Pending	1,332		1,332		
283,983		283,983	203.86		5401 Routine Services - MCD Pend	298,293		298,293	223.94	
1,540		1,540	1.11		5402 Medical Supplies - MCD Pend	50		50	0.04	
1,989		1,989	1.41		5404 Oxygen - MCD Pend	(14,384)		14,384 *	(10.80)	
25		25	0.02		5405 Laboratory - MCD Pend	413		413	0.31	
370		370	0.27		5406 Physical Therapy - MCD Pend	2,181		2,181	1.64	
					5407 Speech Therapy - MCD Pend	1,718		1,718	1.29	
					5408 Occupational Therapy - MCD Pend	1,951		1,951	1.46	
2,460		2,460	1.77		5410 Fluidized Bed - MCD Pend	140		140	0.11	
1,453		1,453	1.04		5411 Ambulance -MCD Pend	1,128		1,128	0.85	
(3,745)		3,745 *	(2.69)		5412 Wound Care -MCD Pend	(4,884)		4,884 *	(3.67)	
3,536		3,536	2.54		5413 Transportation - MCD Pend	6,299		6,299	4.73	
588		588	0.42		5414 X-Rays - MCD Pend	820		820	0.62	
(1)		1 *	0.00		5415 Misc - MCD Pend	59		59	0.04	
(8,195)		8,195 *	(5.88)		5421 Contract Adj-Ancillaries MCD Pend	4,510		4,510	3.39	
283,983	0	283,983	203.86	0.00	Total Medicaid Pending	298,293	0	298,293	223.94	0.00
877	1,074	197 *			5500 Insurance	2,700	3,222	522 *		
324,362	381,650	57,288 *	369.85	355.35	5501 Routine Services - INS	993,097	1,144,950	151,853 *	367.81	355.35
1,409	6,360	4,951 *	1.61	5.92	5502 Medical Supplies - INS	9,674	19,080	9,406 *	3.58	5.92
40,033	60,300	20,267 *	45.65	56.15	5503 Drugs - INS	139,525	180,900	41,375 *	51.68	56.15
1,449	3,090	1,641 *	1.65	2.88	5504 Oxygen - INS	6,590	9,270	2,681 *	2.44	2.88
3,634	4,170	536 *	4.14	3.88	5505 Laboratory - INS	9,119	12,510	3,391 *	3.38	3.88
56,817	73,150	16,333 *	64.79	68.11	5506 Physical Therapy - INS	191,929	219,450	27,521 *	71.08	68.11
28,464	27,930	534	32.46	26.01	5507 Speech Therapy - INS	87,418	83,790	3,628	32.38	26.01
57,500	71,040	13,540 *	65.56	66.15	5508 Occupational Therapy - INS	192,266	213,120	20,854 *	71.21	66.15
(80)	210	210 *	(0.09)	0.20	5509 PEN Therapy - INS	980	630	630 *	0.36	0.20
	410	490 *		0.38	5510 Fluidized Bed - INS	2,760	1,230	250 *	0.36	0.38
	920	920 *		0.86	5511 Flu/Pneumonia - INS	3,048	2,760	2760 *	0.86	0.86
	760	760 *		0.71	5512 Ambulance - INS	4,860	2,280	768	1.13	0.71
	1,620	1,620 *		1.51	5513 Wound Care - INS	5,533	4,860	4,860 *	2.05	1.51
976	1,530	555 *	1.11	1.42	5514 Transportation - INS	4,058	4,590	943	1.42	1.42
931	790	141	1.06	0.74	5515 X-Rays - INS	(2,691)	2,370	1,688	1.50	0.74
42		42	0.05		5521 Contract Adj-Room - INS				(1.00)	

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(192,481)	(252,559)	60,078	(219.48)	(235.16)	Contract Adj-Ancillaries - INS	(657,333)	(757,677)	100,344	(243.46)	(235.16)
323,056	381,371	58,315*	368.36	355.09	Total Insurance	983,213	1,144,113	160,900*	364.15	355.09
1,030	868	162			5600 Managed Care	2,729	2,604	125		
323,513	318,100	5,413	314.09	366.47	5601 Routine Services - MGC	835,316	954,300	118,984*	306.09	366.47
3,981	3,990	9*	3.87	4.60	5602 Medical Supplies - MGC	9,977	11,970	1,993*	3.66	4.60
31,615	35,460	3,845*	30.69	40.85	5603 Drugs - MGC	96,577	106,380	9,803*	35.39	40.85
3,002	2,680	322	2.91	3.09	5604 Oxygen - MGC	8,108	8,040	68	2.97	3.09
6,398	4,910	1,488	6.21	5.66	5605 Laboratory - MGC	18,600	14,730	3,870	6.82	5.66
40,222	60,590	20,368*	39.05	69.80	5606 Physical Therapy - MGC	112,137	181,770	69,633*	41.09	69.80
18,076	23,050	4,974*	17.55	26.56	5607 Speech Therapy - MGC	59,272	69,150	9,878*	21.72	26.56
42,115	65,710	23,595*	40.89	75.70	5608 Occupational Therapy - MGC	112,114	197,130	85,016*	41.08	75.70
9,918	2,780	7,138	9.63	3.20	5609 PEN Therapy - MGC	21,729	8,340	13,389	7.96	3.20
1,900	950	950	1.84	1.09	5610 Fluidized Bed - MGC	5,080	2,850	2,230	1.86	1.09
665	3,400	2,735*	0.65	3.92	5611 Flu/Pneumonia - MGC	40,133	10,200	29,933	14.71	3.92
327	1,850	1,523*	0.32	2.13	5612 Ambulance - MGC	2,776	5,550	2,774*	1.02	2.13
	80	80*		0.09	5613 Wound Care - MGC		240	240*		0.09
1,943	1,740	203	1.89	2.00	5614 Transportation - MGC	7,450	5,220	2,230	2.73	2.00
1,577	1,680	103*	1.53	1.94	5615 X-Rays- MGC	5,264	5,040	224	1.93	1.94
482	50	432	0.47	0.06	5616 Therapy Screenings - MGC	822	150	672	0.30	0.06
(7,508)	(16,200)	8,693	(7.29)	(18.66)	5621 Contract Adj-Room MGC	(67,363)	(48,600)	18,763*	(24.68)	(18.66)
(217,247)	(209,630)	7,617*	(210.92)	(241.51)	5622 Contract Adj-Ancillaries MGC	(628,748)	(628,890)	142	(230.40)	(241.51)
260,979	301,190	40,211*	253.38	346.99	Total Managed Care	639,243	903,570	264,327*	234.24	346.99
64,734	65,490	756*			5700 Medicare Part B	192,632	196,470	3,838*		
323,998	273,000	50,998	5.01	4.17	5703 Physical Therapy - MCR B	1,032,335	819,000	213,335	5.36	4.17
108,685	89,820	18,865	1.68	1.37	5704 Speech Therapy - MCR B	333,184	269,460	63,724	1.73	1.37
283,618	264,640	18,978	4.38	4.04	5705 Occupational Therapy - MCR B	913,444	793,920	119,524	4.74	4.04
16,020	13,600	2,420	0.25	0.21	5707 Flu/Pneumonia - MCR B	103,860	40,800	63,060	0.54	0.21
(118,620)	(64,130)	54,490*	(1.83)	(0.98)	5720 Contractual Adjustment - MRB	(365,575)	(192,390)	173,185*	(1.90)	(0.98)
613,701	576,930	36,771	9.48	8.81	Total Medicare Part B	2,017,248	1,730,790	286,458	10.47	8.81
2,154	1,911	243			5800 Hospice	7,348	5,733	1,615		
417,709	369,700	48,009	193.92	193.46	5801 Routine Services - HSP	1,423,229	1,109,100	314,129	193.69	193.46
4,517	3,920	597	2.10	2.05	5802 Medical Supplies- HSP	14,744	11,760	2,984	2.01	2.05
6,397	5,000	1,397	2.97	2.62	5804 Oxygen - HSP	18,904	15,850	3,054	2.57	2.76
218	130	88	0.10	0.07	5805 Laboratory - HSP	620	390	230	0.08	0.07
	10	10*		0.01	5806 Physical Therapy - HSP		30	30*		0.01
	30	30*		0.02	5807 Speech Therapy- HSP	(422)	90	512*	(0.06)	0.02
	60	60*		0.03	5808 Occupational Therapy- HSP	168	180	12*	0.02	0.03

* Unfavorable Differences

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3,040	2,110	930	1.41		0.04 5809 PEN Therapy - HSP	311	210	101	0.04	0.04
	30	30*			1.10 5810 Fluidized Bed - HSP	6,740	6,330	410	0.92	1.10
	40	40*			0.02 5811 Flu/Pneumonia - HSP	162	90	72	0.02	0.02
	30	30*			0.02 5812 Ambulance - HSP		120	120*		0.02
300	70	230	0.14		0.02 5813 Wound Care - HSP	894	90	90*		0.02
	10	10*			0.04 5814 Transportation - HSP		210	684		0.04
(14,457)	(12,290)	2,167*	(6.71)		0.01 5815 X-Rays - HSP	(42,069)	30	30*	0.12	0.01
417,724	368,920	48,804	193.93	(6.43) 5822 Contract Adj-Ancillaries HSP	1,423,280	(36,870)	5,199*	(5.73)	(6.43)	
				193.05 Total Hospice	1,423,280	1,107,610	315,670	193.70		193.20
2,636	2,522	114			Days	7,685	7,566	119		
681,708	674,120	7,588	258.61		5850 Veterans Admin	2,005,553	2,022,360	16,807*	260.97	267.30
7,005	11,560	4,555*	2.66		5851 Routine Services - VA	30,849	34,680	3,831*	4.01	4.58
93,796	105,720	11,924*	35.58		5852 Medical Supplies - VA	300,488	317,160	16,672*	39.10	41.92
4,554	5,000	446*	1.73		5853 Drugs - VA	16,388	15,000	1,388	2.13	1.98
3,484	3,680	196*	1.32		5854 Oxygen - VA	10,987	11,040	53*	1.43	1.46
17,420	29,630	12,210*	6.61		5855 Laboratory - VA	67,226	88,890	21,664*	8.75	11.75
5,549	13,230	7,681*	2.10		5856 Physical Therapy - VA	15,931	39,690	23,759*	2.07	5.25
16,708	26,590	9,882*	6.34		5857 Speech Therapy - VA	75,187	79,770	4,583*	9.78	10.54
	640	640*			5858 Occupational Therapy - VA	1,147	1,920	773*	0.15	0.25
3,380	3,090	290	1.28		5859 PEN Therapy - VA	11,100	9,270	1,830	1.44	1.23
399	1,060	662*	0.15		5860 Fluidized Air Therapy - VA	934	3,180	2,246*	0.12	0.42
					5861 Ambulance - VA	1,029		1,029	0.13	
841	2,220	1,379*	0.32		5862 Wound Care - VA	4,703	6,660	1,957*	0.61	0.88
1,732	1,820	88*	0.66		5863 Transportation - VA	4,599	5,460	861*	0.60	0.72
220	720	500*	0.08		5864 X-rays - VA	5,256	2,160	3,096	0.68	0.29
335	1,150	815*	0.13		5865 Flu/Pneumonia - VA	1,868	3,450	1,582*	0.24	0.46
(134,797)	(205,470)	70,673	(51.14)		5866 Misc - VA	(481,582)	(616,410)	134,828	(62.67)	(81.47)
702,334	674,760	27,574	266.44		5868 Contract Adj Ancil - VA	2,071,662	2,024,280	47,382	269.57	267.55
					267.55 Total Veterans Admin	2,071,662	2,024,280	47,382	269.57	267.55
17,565	17,596	31*			Days	51,935	52,788	853*		
411,730	414,100	2,370*	23.44		5900 Apartment Revenues	1,231,947	1,242,300	10,353*	23.72	23.53
24,959	31,500	6,541*	0.55		5901 Apartment Rental Income	74,878	94,500	19,622*		
35,500	35,500		0.01		5902 Apartment Deposit Income	106,500	106,500		0.55	0.54
665	900	235*	0.01		5903 Interest Income-Investments	5,634	2,700	2,934	0.03	0.01
472,855	482,000	9,145*	26.92		5904 Apartment Income-Misc	1,418,959	1,446,000	27,041*	27.32	27.39
5,091	5,700	609*	0.08		Total Apartment Revenues	17,428	17,100	328	0.09	0.09
5,091	5,700	609*	0.08		5926 Wellness Center Memberships	17,428	17,100	328	0.09	0.09
					Total Wellness Center Income	17,428	17,100	328	0.09	0.09

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14,126,034	14,295,561	169,527*	218.22	218.29	Total Resident Revenue	42,127,773	42,887,533	759,760*	218.70	218.29
64,734	65,490	756*			6000 Other Revenues	192,632	196,470	3,838*		
828,175	820,600	7,575	12.79	12.53	6001 Management Fee Income	2,483,570	2,461,800	21,770	12.89	12.53
499,997	496,570	3,427	7.72	7.58	6002 Property Lease Income	1,494,511	1,489,710	4,801	7.76	7.58
(3,840)	(2,805)	1,035*	(0.06)	(0.04)	6003 Barber and Beauty	(9,459)	(8,415)	1,044*	(0.05)	(0.04)
3,390	6,825	3,435*	0.05	0.10	6004 Vending Income	14,595	20,475	5,880*	0.08	0.10
355	400	45*	0.01	0.01	6005 Cable TV	1,065	1,200	135*	0.01	0.01
208		208	0.00		6006 Interest Income-Misc	9,587		9,587	0.05	
1,367	1,720	353*	0.02	0.03	6007 Resident Laundry Income	4,106	5,160	1,054*	0.02	0.03
80		80	0.00		6009 Small Claims Fees - Revenue	335		335	0.00	
(784)	1,450	2,234*	(0.01)	0.02	6010 Misc Operating Income	1,311	4,350	3,039*	0.01	0.02
1,328,948	1,324,760	4,188	20.53	20.23	Total Other Revenues	3,999,622	3,974,280	25,342	20.76	20.23
15,454,982	15,620,321	165,339*	238.75	238.51	Total Revenue	46,127,394	46,861,813	734,419*	239.46	238.52
127,759	126,425	1,334*	1.97	1.93	7000 Operating Costs	380,210	379,275	935*	1.97	1.93
57,802	63,525	5,723	0.89	0.97	7101 Nursing Administration	166,990	190,575	23,585	0.87	0.97
					7102 Nurs Admin DON Salaries	1,278		1,278*	0.01	
					7103 Nurs Admin ADON Salaries	39,804	45,600	5,796	0.21	0.23
13,434	15,200	1,766	0.21	0.23	7104 Nurs Admin PTO	185,848	136,350	49,498*	0.96	0.69
75,573	45,450	30,123*	1.17	0.69	7106 Nurs Admin PR Taxes	148,650	144,750	3,900*	0.77	0.74
48,150	48,250	100	0.74	0.74	7108 Nurs Admin Consultants	6,300	6,300		0.03	0.03
2,100	2,100		0.03	0.03	7109 Nurs Admin Medical Director Expense	593	690	97	0.00	0.00
306	230	76*	0.00	0.00	7110 Nurs Admin Utilization Review-Consit.					
					7111 Nurs Admin Supplies	929,672	903,540	26,132*	4.83	4.60
325,123	301,180	23,943*	5.02	4.60	Total Nursing Administration	2,371,484	2,589,000	217,516	12.31	13.18
804,425	863,000	58,575	12.43	13.18	7200 Nursing Service	4,265,613	4,210,500	55,113*	22.14	21.43
1,412,522	1,403,500	9,022*	21.82	21.43	7201 Nursing RN Salaries	5,388,848	5,739,000	350,152	27.97	29.21
1,821,171	1,913,000	91,829	28.13	29.21	7202 Nursing LPN Salaries	522,650	521,100	1,550*	2.71	2.65
169,271	173,700	4,429	2.61	2.65	7203 Nursing CNA Salaries	896,552	666,000	230,552*	4.65	3.39
293,050	222,000	71,050*	4.53	3.39	7206 Nursing PTO	1,014,022	1,098,000	83,978	5.26	5.59
339,369	366,000	26,631	5.24	5.59	7207 Nursing Overtime	94,625	102,570	7,945	0.49	0.52
30,695	34,190	3,495	0.47	0.52	7208 Nursing PR Taxes	622,747	664,500	41,753	3.23	3.38
195,918	221,500	25,582	3.03	3.38	7209 Nursing Clinical Software	7,902	6,270	1,632*	0.04	0.03
2,432	2,090	342*	0.04	0.03	7210 Nursing Supplies	13,802	1,725	12,077*	0.07	0.01
11,176	575	10,601*	0.17	0.01	7211 Nursing Travel and Meetings		150	150		0.00
					7212 Nursing Minor Equipment					
					7213 Nursing Contract Services					

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(427)	2,100	2,527	(0.01)	0.03	7215 Nursing CNA Training-Other	9,454	6,300	3,154 *	0.05	0.03
5,079,602	5,201,705	122,103	78.47	79.43	Total Nursing Service	15,207,700	15,605,115	397,415	78.95	79.43
57,984	60,000	2,016	0.90	0.92	7240 Personal Care Service	172,895	180,000	7,105	0.90	0.92
1,374	3,000	1,626	0.02	0.05	7241 Personal Care Salaries	7,498	9,000	1,502	0.04	0.05
5,034	2,000	3,034 *	0.08	0.03	7243 Personal Care PTO	11,366	6,000	5,366 *	0.06	0.03
4,830	5,400	570	0.07	0.08	7244 Personal Care Overtime	14,542	16,200	1,658	0.08	0.08
1,072	350	722 *	0.02	0.01	7245 Personal Care PR Taxes	1,476	1,050	426 *	0.01	0.01
70,293	70,750	457	1.09	1.08	7246 Personal Care Supplies	207,778	212,250	4,472	1.08	1.08
482,205	490,010	7,805	7.45	7.48	Total Personal Care Service	1,501,451	1,470,030	31,421 *	7.79	7.48
12,006	14,260	2,254	0.19	0.22	7300 Ancillaries	39,639	42,780	3,141	0.21	0.22
131,608	108,770	22,838 *	2.03	1.66	7301 Physical Therapy - Contract	398,418	326,310	72,108 *	2.07	1.66
448,679	460,560	11,881	6.93	7.03	7302 Physical Therapy - Supplies	1,408,326	1,381,680	26,646 *	7.31	7.03
3,109	3,900	791	0.05	0.06	7303 Speech Therapy - Contract	14,130	11,700	2,430 *	0.07	0.06
3,223	1,960	1,263 *	0.05	0.03	7304 Occupational Therapy - Contract	13,598	5,880	7,718 *	0.07	0.03
7,087	6,490	597 *	0.11	0.10	7305 PEN Therapy Nutrient	13,220	19,470	6,250	0.07	0.10
35,548	28,290	7,258 *	0.55	0.43	7306 PEN Therapy Supplies	87,627	84,870	2,757 *	0.45	0.43
27,857	23,720	4,137 *	0.43	0.36	7307 Wound Care Expense - Non Part B	65,410	71,160	5,750	0.34	0.36
23,990	1,300	1,300	0.37	0.02	Laboratory Expense	3,900	3,900	0	0.40	0.02
9,864	13,990	4,126	0.15	0.38	7309 Oxygen Expense	76,736	75,630	1,106 *	0.16	0.38
17,471	10,960	6,511 *	0.27	0.21	7310 Fluidized Bed Expense	30,340	41,970	11,630	0.54	0.21
441,223	498,570	57,347	6.82	0.17	7311 Ambulance Expense	103,874	32,880	70,994 *	7.22	0.17
35,561	40,240	4,679	0.55	7.61	7312 X-Ray Expense	1,391,047	1,495,710	104,663	0.61	7.61
46,933	48,325	1,392	0.73	0.61	7313 Flu/Pneumonia Expense	117,761	120,720	2,959	0.73	0.61
48,646	56,620	7,974	0.75	0.74	7314 Prescription Drug Expense	140,835	144,975	4,141	0.88	0.74
4,062	5,350	1,288	0.06	0.86	7315 OTC/Stock Drug Expense	169,436	169,860	424	0.88	0.86
12,708	1,150	11,558 *	0.20	0.00	7316 Pharmacy Consultant Expense	11,613	16,050	4,437	0.06	0.00
1,791,778	1,839,745	47,967	27.68	0.00	7317 Medical Supplies	102	150	48	0.00	0.00
109,602	108,850	752 *	1.69	0.00	7318 Misc Ancillary Expense - PVT	152	2	150	0.00	0.00
418,024	428,050	10,026	6.46	0.00	7319 Misc Ancillary Expense - MCRA	183	183	0	0.00	0.00
					7320 Misc Ancillary Expense - MCD	30,890	3,450	27,440 *	0.16	0.02
					7321 Misc Ancillary Expense - MGC	5,614,786	5,519,235	95,551 *	29.15	28.09
					7322 Misc Incurred Medical Expense	322,175	326,550	4,375	1.67	1.66
					Total Ancillaries	1,243,006	1,284,150	41,144	6.45	6.54
					7400 Dietary	322,175	326,550	4,375	1.67	1.66
					7401 Dietary Director Salaries	1,243,006	1,284,150	41,144	6.45	6.54
					7402 Dietary Other Salaries	322,175	326,550	4,375	1.67	1.66

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24,835	21,560	3,275*	0.38	0.33	7404 Dietary PTO	74,660	64,680	9,980*	0.39	0.33
14,053	5,425	8,628*	0.22	0.08	7405 Dietary Overtime	42,170	16,275	25,895*	0.22	0.08
42,898	45,120	2,222	0.66	0.69	7406 Dietary PR Taxes	127,428	135,360	7,932	0.66	0.69
13,363	9,600	3,763*	0.21	0.15	7407 Dietary Consultants	32,849	28,800	4,049*	0.17	0.15
609,839	617,100	7,261	9.42	9.42	7408 Dietary Raw Food	1,869,803	1,851,300	18,503*	9.71	9.42
59,230	60,850	1,620	0.91	0.93	7409 Dietary Supplies	183,568	182,550	1,018*	0.95	0.93
	325	325		0.00	7411 Dietary Travel and Meetings	1,634	975	659*	0.01	0.00
(89,032)	(97,770)	8,738*	(1.38)	(1.49)	7412 Dietary Emp/Guest Meal Income	(272,922)	(293,310)	20,388*	(1.42)	(1.49)
28		28*	0.00		7413 Dietary Misc Expense	28		28*	0.00	
1,728	100	1,628*	0.03	0.00	7414 Dietary Minor Equipment	1,728	300	1,428*	0.01	0.00
1,204,568	1,199,210	5,358*	18.61	18.31	Total Dietary	3,626,127	3,597,630	28,497*	18.82	18.31
					7500 Social Services					
70,174	68,300	1,874*	1.08	1.04	7501 Social Services Director Salaries	198,804	204,900	6,096	1.03	1.04
99,628	102,250	2,622	1.54	1.56	7502 Social Services Other Salaries	292,181	306,750	14,569	1.52	1.56
(227)	3,965	4,192	0.00	0.06	7504 Social Services PTO	17,911	11,895	6,016*	0.09	0.06
4,276	575	3,701*	0.07	0.01	7505 Social Services Overtime	11,816	1,725	10,091*	0.06	0.01
13,952	14,010	58	0.22	0.21	7506 Social Services PR Taxes	42,243	42,030	213*	0.22	0.21
22,582	16,775	5,807*	0.35	0.26	7507 Social Services Consultants	58,136	50,325	7,811*	0.30	0.26
11,933	2,910	9,023*	0.18	0.04	7508 Social Services Supplies	12,847	8,730	4,117*	0.07	0.04
631	220	411*	0.01	0.00	7510 Social Services Travel and Meetings	1,871	660	1,211*	0.01	0.00
	100	100		0.00	7511 Social Services Misc Expense		300	300		0.00
222,950	209,105	13,845*	3.44	3.19	Total Social Services	635,809	627,315	8,494*	3.30	3.19
					7600 Activities					
53,975	52,725	1,250*	0.83	0.81	7601 Activities Director Salaries	159,478	158,175	1,303*	0.83	0.81
65,586	68,220	2,634	1.01	1.04	7602 Activities Other Salaries	191,969	204,660	12,691	1.00	1.04
3,561	4,370	809	0.06	0.07	7604 Activities PTO	11,970	13,110	1,140	0.06	0.07
1,842	20	1,822*	0.03	0.00	7605 Activities Overtime	3,585	60	3,525*	0.02	0.00
8,796	10,050	1,254	0.14	0.15	7606 Activities PR Taxes	25,874	30,150	4,276	0.13	0.15
	6,675	6,675		0.10	7607 Activities Consultants		20,025	20,025		0.10
18,664	20,175	1,511	0.29	0.31	7608 Activities Supplies	53,074	60,525	7,451	0.28	0.31
4,060	1,915	2,145*	0.06	0.03	7609 Activities Purchased Services	12,348	5,745	6,603*	0.06	0.03
135	440	305	0.00	0.01	7610 Activities Travel and Meetings	660	1,320	660	0.00	0.01
8,960	9,200	240	0.14	0.14	7611 Activities Specialty Vehicle SC Locator	24,408	27,600	3,192	0.13	0.14
360		360*	0.01		7613 Activities Minor Equipment	360		360*	0.00	
165,939	173,790	7,851	2.56	2.65	Total Activities	483,727	521,370	37,643	2.51	2.65
					7700 Medical Records					
48,317	49,895	1,578	0.75	0.76	7701 Medical Records Salaries	141,113	149,685	8,572	0.73	0.76

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2,278	2,555	277	0.04	0.04	7703 Medical Records PTO	9,347	7,665	1,682 *	0.05	0.04	
2,637	200	2,437 *	0.04	0.00	7704 Medical Records Overtime	8,088	600	7,488 *	0.04	0.00	
3,688	4,240	552	0.06	0.06	7705 Medical Records PR Taxes	10,987	12,720	1,733	0.06	0.06	
9,749	3,660	6,089 *	0.15	0.06	7707 Medical Records Supplies	21,896	10,980	10,916 *	0.11	0.06	
(56)	170	226	0.00	0.00	7708 Medical Records Purchased Services	152	510	358	0.00	0.00	
(62)		62	0.00		7710 Medical Records Misc Expense	(637)		637	0.00	0.00	
66,552	60,720	5,832 *	1.03	0.93	Total Medical Records	190,946	182,160	8,786 *	0.99	0.93	
7800 Laundry											
101,894	110,400	8,506	1.57	1.69	7802 Laundry Other Salaries	306,515	331,200	24,685	1.59	1.69	
6,836	7,405	569	0.11	0.11	7804 Laundry PTO	24,747	22,215	2,532 *	0.13	0.11	
2,190		2,190 *	0.03		7805 Laundry Overtime	5,612		5,612 *	0.03		
7,986	9,490	1,504	0.12	0.14	7806 Laundry PR Taxes	24,458	28,470	4,012	0.13	0.14	
16,068	17,675	1,607	0.25	0.27	7807 Laundry Supplies	44,617	53,025	8,408	0.23	0.27	
5,807	22,605	16,798	0.09	0.35	7808 Laundry Linen and Bedding	54,912	67,815	12,903	0.29	0.35	
2,060	5,075	3,015	0.03	0.08	7809 Laundry Underpads	10,405	15,225	4,820	0.05	0.08	
(5,866)	625	6,491	(0.09)	0.01	7812 Laundry Uniforms SC Locations	1,077	1,875	798	0.01	0.01	
(202)		202	0.00		7813 Laundry Misc Expense	(1,214)		1,214	(0.01)		
136,772	173,275	36,503	2.11	2.65	Total Laundry	471,129	519,825	48,696	2.45	2.65	
7900 Housekeeping											
57,304	56,675	629 *	0.89	0.87	7901 Housekeeping Director Salaries	171,483	170,025	1,458 *	0.89	0.87	
257,051	276,100	19,049	3.97	4.22	7902 Housekeeping Other Salaries	751,706	828,300	76,594	3.90	4.22	
15,705	16,920	1,216	0.24	0.26	7904 Housekeeping PTO	50,748	50,760	12	0.26	0.26	
4,649		4,649 *	0.07		7905 Housekeeping Overtime	11,107		11,107 *	0.06		
24,502	28,150	3,648	0.38	0.43	7906 Housekeeping PR Taxes	72,411	84,450	12,039	0.38	0.43	
70,117	62,325	7,792 *	1.08	0.95	7908 Housekeeping Supplies	187,358	186,975	383 *	0.97	0.95	
9,082	8,400	682 *	0.14	0.13	7909 Housekeeping Purch Services	29,614	25,200	4,414 *	0.15	0.13	
	25	25	0.00		7910 Housekeeping Travel and Meetings	322	75	247 *	0.00	0.00	
54		54 *	0.00		7911 Housekeeping Misc Expense	54		54 *	0.00		
2,534	100	2,434 *	0.04	0.00	7912 Housekeeping Minor Equipment	5,547	300	5,247 *	0.03	0.00	
440,999	448,695	7,696	6.81	6.85	Total Housekeeping	1,280,350	1,346,085	65,735	6.65	6.85	
8000 Plant Operations and Maint.											
66,995	65,100	1,895 *	1.03	0.99	8001 POM Director Salaries	194,815	195,300	485	1.01	0.99	
61,156	69,275	8,119	0.94	1.06	8002 POM Other Salaries	192,006	207,825	15,819	1.00	1.06	
4,138	4,535	398	0.06	0.07	8004 POM PTO	13,778	13,605	173 *	0.07	0.07	
6,777	2,860	3,917 *	0.10	0.04	8005 POM Overtime	15,961	8,580	7,381 *	0.08	0.04	
11,407	11,430	23	0.18	0.17	8006 POM PR Taxes	33,591	34,290	699	0.17	0.17	
19,120	18,725	395 *	0.30	0.29	8007 POM Consultants	51,240	56,175	4,935	0.27	0.29	

* Unfavorable Differences

Consolidated Statement of Operations

White Oak Management, Inc. (ALL)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
49,213	70,525	21,312	0.76	1.08	8008 POM Supplies	195,498	211,575	16,077	1.01	1.08
101,831	106,675	4,844	1.57	1.63	8009 POM Purchased Services	351,997	320,025	31,972 *	1.83	1.63
290,684	312,750	22,066	4.49	4.78	8010 POM Utilities	866,007	938,250	72,243	4.50	4.78
20,913	35,195	14,282	0.32	0.54	8011 POM Cable/TV Expense	93,992	105,585	11,593	0.49	0.54
	235	235		0.00	8012 POM Travel and Meetings	36	705	669	0.00	0.00
589	300	289 *	0.01	0.00	8014 POM Minor Equipment	4,482	900	3,582 *	0.02	0.00
3,442	3,235	207 *	0.05	0.05	8015 POM Vehicle Expense	10,097	9,705	392 *	0.05	0.05
636,264	700,840	64,576	9.83	10.70	Total Plant Operations and Maint.	2,023,500	2,102,520	79,020	10.50	10.70
					8030 Wellness Pool					
5	300	295	0.00	0.00	8035 Pool Supplies	90	900	810	0.00	0.00
689	1,400	711	0.01	0.02	8036 Pool Contract Services	3,958	4,200	242	0.02	0.02
17	125	108	0.00	0.00	8039 Pool Misc Expenses	17	375	358	0.00	0.00
710	1,825	1,115	0.01	0.03	Total Wellness Pool	4,065	5,475	1,410	0.02	0.03
					8100 Transportation					
31,029	40,000	8,971	0.48	0.61	8101 Transportation Salaries	98,200	120,000	21,800	0.51	0.61
2,432	2,380	52 *	0.04	0.04	8103 Transportation PTO	11,428	7,140	4,288 *	0.06	0.04
3,453	950	2,503 *	0.05	0.01	8104 Transportation Overtime	11,528	2,850	8,678 *	0.06	0.01
2,739	3,520	781	0.04	0.05	8105 Transportation PR Taxes	9,172	10,560	1,388	0.05	0.05
8,066	9,210	1,144	0.12	0.14	8106 Transportation Vehicle Expense	24,220	27,630	3,410	0.13	0.14
16,770	15,175	1,595 *	0.26	0.23	8107 Transportation Contract Vehicle	51,166	45,525	5,641 *	0.27	0.23
					8108 Transportation Misc Expense	(761)		761	0.00	
64,490	71,235	6,745	1.00	1.09	Total Transportation	204,952	213,705	8,753	1.06	1.09
					8200 Depreciation					
35,000	35,000		0.54	0.53	8201 Depreciation Expense - Land Improvment	105,000	105,000		0.55	0.53
1,800	1,800		0.03	0.03	8202 Depreciation Expense - Leasehold Impi	5,400	5,400		0.03	0.03
260,000	260,000		4.02	3.97	8203 Depreciation Expense - Buildings	780,000	780,000		4.05	3.97
110,000	110,000		1.70	1.68	8204 Depreciation Expense - Fixed Equipmei	330,000	330,000		1.71	1.68
119,950	119,950		1.85	1.83	8205 Depr Expense - Moveable Equipment	359,850	359,850		1.87	1.83
526,750	526,750	0	8.14	8.04	Total Depreciation	1,580,250	1,580,250	0	8.20	8.04
					8300 Interest, Amortization & Lease					
201,467	190,000	11,467 *	3.11	2.90	8301 Interest Expense - Mortgage	581,292	570,000	11,292 *	3.02	2.90
14,720	12,070	2,650 *	0.23	0.18	8302 Interest Expense - Other	41,884	36,210	5,674 *	0.22	0.18
583,905	583,905		9.02	8.92	8303 Building Lease Expense	1,751,715	1,751,715		9.09	8.92
6,313	6,313	0	0.10	0.10	8304 Amort Expense - Loan Costs	18,938	18,939	1	0.10	0.10
6,680	6,680		0.10	0.10	8305 Amort Expense - Pre-Operating	20,040	20,040		0.10	0.10
5,663	5,663	0 *	0.09	0.09	8308 Amort Expense - Goodwill	16,990	16,989	1 *	0.09	0.09

* Unfavorable Differences

Consolidated Statement of Operations

White Oak Management, Inc. (ALL)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD Actual	PPD Budget	Account	YTD Actual	YTD Budget	YTD Diff	PPD Actual	PPD Budget
818,748	804,631	14,117*	12.65	12.29	Total Interest, Amortization & Lease	2,430,858	2,413,893	16,965*	12.62	12.29
191,600	177,766	13,834*	2.96	2.71	8400 Taxes and Insurance	547,132	533,298	13,834*	2.84	2.71
138,908	155,680	16,772	2.15	2.38	8401 Property Tax Expense	419,206	467,040	47,834	2.18	2.38
34,375	34,375		0.53	0.52	8402 Misc Tax Expense	103,125	103,125		0.54	0.52
25,000	25,000		0.39	0.38	8403 Insurance Expense- Property	75,000	75,000		0.39	0.38
389,883	392,821	2,938	6.02	6.00	8404 Insurance Expense- Liability	1,144,463	1,178,463	34,000	5.94	6.00
1,038,686	1,092,100	53,414	16.05	16.68	Total Taxes and Insurance	2,982,380	3,276,300	293,920	15.48	16.68
125,696	125,550	146*	1.94	1.92	8500 Employee Benefits	379,638	376,650	2,988*	1.97	1.92
(2,841)	150	2,991	(0.04)	0.00	8501 Employee Group Insurance	(4,995)	450	5,445	(0.03)	0.00
44,638	20,575	20,575	0.69	0.31	8502 Workers Compensation Expense	15,815	61,725	45,910	0.08	0.31
1,206,179	1,277,850	71,671	18.63	19.51	8503 Uniform Expense - NC Locations	110,313	118,425	8,112	0.57	0.60
158,277	152,925	5,352*	2.45	2.34	8504 Retirement Plan Expense	3,483,150	3,833,550	350,400	18.08	19.51
715,373	703,925	11,448*	11.05	10.75	8505 Employee Benefits Misc Expense	472,459	458,775	13,684*	2.45	2.34
14,964	14,500	464*	0.23	0.22	Total Employee Benefits	2,064,581	2,111,775	47,194	10.72	10.75
9,610	6,700	2,910*	0.15	0.10	8600 General and Administration	38,530	43,500	4,970	0.20	0.22
60,874	66,680	5,806	0.94	1.02	8601 Administrative Administrator Salaries	33,464	20,100	13,364*	0.17	0.10
787,000	785,600	1,400*	12.16	12.00	8603 Administrative Other Salaries	170,270	200,040	29,770	0.88	1.02
19,199	22,435	3,236	0.30	0.34	8605 Administrative PTO	2,361,000	2,356,800	4,200*	12.26	12.00
50,257	53,175	2,918	0.78	0.81	8606 Administrative Overtime	50,424	67,305	16,881	0.26	0.34
20,000	20,000		0.31	0.31	8607 Administrative PR Taxes	139,523	159,525	20,002	0.72	0.81
39,078	25,130	13,948*	0.60	0.38	8608 Management Fee Expense	60,000	60,000		0.31	0.31
13,524	15,050	1,526	0.21	0.23	8609 Telephone Expense	82,985	75,390	7,595*	0.43	0.38
17,370	24,775	7,405	0.27	0.38	8610 Auto Expense	39,495	45,150	5,655	0.21	0.23
6,285	6,225	60*	0.10	0.10	8611 Directors Fee Expense	53,369	74,325	20,956	0.28	0.38
5,939	23,745	17,806	0.09	0.36	8612 Dues and Subscriptions	20,762	18,675	2,087*	0.11	0.10
10,842	12,775	1,933	0.17	0.20	8613 Office Supplies	49,422	71,235	21,813	0.26	0.36
15,658	24,500	8,842	0.24	0.37	8614 Copier Expense	34,997	38,325	3,328	0.18	0.20
1,497	7,400	5,903	0.02	0.11	8615 Postage Expense	218	300	82	0.00	0.00
7,651	10,075	2,424	0.12	0.15	8616 Professional Fees - Legal	72,349	73,500	1,151	0.38	0.37
21,589	19,850	1,739*	0.33	0.30	8617 Professional Fees - Other	9,801	22,200	12,399	0.05	0.11
5,959	9,190	3,231	0.09	0.14	8618 Equipment Rental Expense	17,848	30,225	12,377	0.09	0.15
110,208	109,290	918*	1.70	1.67	8619 Admin - Travel and Meetings	65,670	59,550	6,120*	0.34	0.30
					8620 Help Wanted Advertising Expense	28,484	27,570	914*	0.15	0.14
					8621 General Advertising Expense	280,156	327,870	47,714	1.45	1.67
					8622 Bank Charge Expense					
					8623 Printing Expense					
					8624 Data Processing Expense					

* Unfavorable Differences

Consolidated Statement of Operations

White Oak Management, Inc. (ALL)

12/1/18 to 12/31/18

Month Actual	Month Budget	Month Diff	PPD		Account	YTD		YTD Diff	PPD		
			Actual	Budget		Actual	Budget		Actual	Budget	
8,937	6,000	2,937 *	0.14	0.09	8625 Administrative Misc Expense	25,875	18,000	7,875 *	0.13	0.09	
4,076	5,830	1,754	0.06	0.09	8626 Meals & Entertainment	15,045	17,490	2,445	0.08	0.09	
2,104,168	2,125,875	21,707	32.50	32.46	Total General and Administration	6,186,730	6,377,625	190,895	32.12	32.46	
8800 Other Costs											
68,192	71,075	2,883	1.05	1.09	8801 Non-Allowable Expense	225,082	213,225	11,857 *	1.17	1.09	
2,000	2,000		0.03	0.03	8802 Office Rental Expense	6,000	6,000		0.03	0.03	
6,377	4,170	2,207 *	0.10	0.06	8803 Promotional Expense	15,320	12,510	2,810 *	0.08	0.06	
27,300	27,300		0.42	0.42	8804 Bad Debt Expense	81,900	81,900		0.43	0.42	
3,130	5,480	2,350	0.05	0.08	8805 Contribution Expense	6,730	16,440	9,710	0.03	0.08	
1,435	1,750	315	0.02	0.03	8807 Wellness Instructor Fees	4,905	5,250	345	0.03	0.03	
108,434	111,775	3,341	1.68	1.71	Total Other Costs	339,937	335,325	4,612 *	1.76	1.71	
15,360,201	15,691,777	331,576	237.28	239.61	Total Operating Costs	46,045,930	47,075,331	1,029,401	239.04	239.61	
94,781	(71,456)	166,237	1.46	(1.09)	Total Income/Loss from Operations	81,465	(213,518)	294,983	0.42	(1.09)	
94,781	(71,456)	166,237	1.46	(1.09)	Total Net Income Before Taxes	81,465	(213,518)	294,983	0.42	(1.09)	
94,781	(71,456)	166,237	1.46	(1.09)	Total Net Income/Loss	81,465	(213,518)	294,983	0.42	(1.09)	

* Unfavorable Differences

Consolidated Balance Sheet
as of 12/31/18
 White Oak Management, Inc. (ALL)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
1000	Assets	
1001	Current Assets	
1002	Cash	(6,879,148.35)
1100	Accounts Receivable	17,255,992.21
1200	Inventory	621,721.86
1300	Prepaid Expenses	714,483.75
1400	Other Current Assets	8,402,166.39
	Total Current Assets	20,115,215.86
1500	Non-Current Assets	
1501	Other Assets	4,060,061.98
1800	Property, Plant and Equipment	66,909,688.02
	Total Non-Current Assets	70,969,750.00
	Total Assets	\$91,084,965.86
3000	Liabilities & Equity	
3001	Total Liabilities	
3002	Current Liabilities	
3004	Notes and Accounts Payable	3,101,072.43
3200	Accrued Liabilities	6,945,543.08
3300	Other Current Liabilities	4,162,449.41
		14,209,064.92
3003	Long Term Liabilities	
3400	Long Term Liabilities	54,772,858.35
3500	Deferred Revenue	761,938.65
		55,534,797.00
	Total Total Liabilities	69,743,861.92
4000	Equity	
	Total Equity	21,341,103.94
	Total Liabilities & Equity	\$91,084,965.86

Consolidated Balance Sheet
as of 12/31/18
 White Oak Management, Inc. (ALL)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
1000	Assets	
1001	Current Assets	
1002	Cash	
1003	Operating Bank Account	(6,900,423.73)
1005	Petty Cash	13,975.00
1006	Deposit in Transit	(1,199.62)
1008	Resident Trust Funds Petty Cash	8,500.00
		(6,879,148.35)
1100	Accounts Receivable	
1101	Accts Receivable-Private	1,924,671.05
1102	Accts Receivable-Medicaid SNF	4,508,578.88
1103	Accts Receivable-Medicaid ICF	242,908.85
1104	Accts Receivable-Hospice	749,609.95
1105	Accts Receivable-Medicare Pt A	2,084,399.69
1106	Accts Receivable-Mcare Crossover Part A	186,319.22
1107	Accts Receivable-3rd Party Ins Part A	792,478.61
1108	Accts Receivable-Medicare Pt B	524,737.91
1109	Accts Receivable-Mcare Crossover Pt B	139,537.87
1110	Accts Receivable-Medicaid Pending	2,369,147.90
1111	Accts Receivable-Insurance	520,237.66
1112	Accts Receivable-Managed Care	1,241,502.70
1113	Accts Receivable-VA	1,556,740.65
1114	Accts Receivable-Other	214,519.96
1115	Accts Receivable Other	9,236.79
1118	Due from Karesh	54,230.36
1120	Allowance For Doubtful Accounts	(343,805.68)
1122	Accts Rec - 3rd Party Clearing Account	5,248.27
1123	Resident Refund Clearing Acct	1,470.85
1124	Resident Judgments	492,142.76
1125	Activities Fund	(17,922.04)
		17,255,992.21
1200	Inventory	
1201	Inventory-Food	180,668.65
1202	Inventory-Medical Supplies	86,396.43
1203	Inventory-Nursing Supplies	112,064.09
1204	Inventory-PEN	7,990.03
1205	Inventory-Laundry	36,857.92

Consolidated Balance Sheet
as of 12/31/18
 White Oak Management, Inc. (ALL)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
1206	Inventory-Housekeeping	39,060.91
1207	Inventory-Other	158,683.83
		<u>621,721.86</u>
1300	Prepaid Expenses	
1301	Prepaid Insurance	740,542.19
1304	Prepaid Ins-W Comp	(26,058.44)
		<u>714,483.75</u>
1400	Other Current Assets	
1401	Estimated Income Tax Paid	(100.00)
1402	Health Insurance Claims Account	(134,693.78)
1403	Accrued Interest	113,591.17
1504	Assets Limited to Use	8,423,369.00
		<u>8,402,166.39</u>
	Total Current Assets	20,115,215.86
1500	Non-Current Assets	
1501	Other Assets	
1507	Deferred Start Up Costs	400,857.02
1508	Accum Amort Def Start Up Costs	(59,552.73)
1509	Deferred Loan Costs	398,766.00
1510	Accm Amort Def Loan Costs	(317,316.24)
1600	Intercompany Account-WO Manor	
1601	Intercompany Account-Spartanburg	
1602	Intercompany Account-Columbia	0.30
1603	Intercompany Account-Newberry	
1604	Intercompany Account-Rock Hill	
1605	Intercompany Account-Shelby	
1606	Intercompany Account-Kings Mountain	0.01
1607	Intercompany Account-Tryon	
1608	Intercompany Account-Rutherfordton	
1609	Intercompany Account-Burlington	
1610	Intercompany Account-Charleston	
1611	Intercompany Account-Charlotte	
1612	Intercompany Account-SV Apartments	
1613	Intercompany Account-Oak Creek	
1614	Intercompany Account-Benson Hall	
1615	Intercompany Account-White Oak Estates	
1616	Intercompany Account-WOE Assisted Living	

Consolidated Balance Sheet
as of 12/31/18
 White Oak Management, Inc. (ALL)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
1617	Intercompany Account-WOE Apartments	
1618	Intercompany Account-Lancaster	
1619	Intercompany Account-York	
1620	Intercompany Account-WA with TR	
1621	Intercompany Account-BH with TR	
1622	Intercompany Account-OC with BU	
1623	Intercompany Account-SA with CR	
1624	Intercompany Account-EA with WE	
1625	Intercompany Account-EL with WE	
1626	Intercompany Account- Waxhaw	
1627	Intercompany Account-WO Village	
1628	Intercompany Account-WA with OC	
1630	Intercompany Account-WA with EA	
1631	Intercompany Account-WOE Wellness Center	
1632	Intercompany Account-EW with WE	
1633	Intercompany Account-EW with EA	
1634	Intercompany Account-EW with EL	
1635	Intercompany Account-North Grove	
1686	Intercompany Account-Payroll-Ultimate	1,500.00
1687	Interdivision-Purchase Acct	(0.01)
1691	Investment in Subsidiary	3,177,082.00
1692	Goodwill	458,725.63
		4,060,061.98
1800	Property, Plant and Equipment	
1801	Land	5,292,557.36
1802	Land Improvements	10,227,996.70
1803	Accm Depn-Land Improvements	(6,812,835.75)
1804	Building	96,087,219.17
1805	Accm Depn-Buildings	(58,221,465.11)
1806	Leasehold Improvements	189,509.30
1807	Accm Depn-Leasehold Improvements	(85,878.44)
1808	Fixed Equipment	18,030,982.26
1809	Accm Depn-Fixed Equipment	(8,870,735.94)
1810	Moveable Equipment	16,798,539.90
1811	Accm Depn-Moveable Equipment	(13,044,944.75)
1812	Accm Depn-Purchase Accounting	7,234,861.00
1813	Construction in Progress - CR Parking	18,528.18
1817	Construction in Progress - AM	64,119.14
1825	Asset Retirement Cost	10,150.00
1826	Accm Depn Asset Retirement Cost	(8,915.00)

Consolidated Balance Sheet
as of 12/31/18
 White Oak Management, Inc. (ALL)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
	Total Non-Current Assets	66,909,688.02
	Total Assets	70,969,750.00
	Liabilities & Equity	\$91,084,965.86
	Total Liabilities	
	Current Liabilities	
3004	Notes and Accounts Payable	3,088,383.64
3100	Accounts Payable	(11,410.97)
3102	Medicare Cost Report Payable	24,099.76
3109	Employee Deductions-Cancer	
		3,101,072.43
	Accrued Liabilities	
3200	Accrued Salaries and Wages	2,368,884.54
3201	Accrued Vacation/PTO Payable	1,998,053.75
3202	Federal Income Tax Withheld	(251.20)
3204	State Income Tax Withheld	(147.93)
3205	FICA and Medicare Tax Withheld	(451.28)
3206	401K Payable	75,000.00
3209	Accrued Interest Payable	84,240.00
3210	Accrued Audit Fees	50,370.00
3211	Accrued Insurance Liabilities	1,803,000.00
3212	Accrued Liabilities-Bonus	15,000.00
3213	Accrued Liabilities-Other	425,061.00
3214	Accrued Liabilities-Provider Assess.	126,784.20
3215		6,945,543.08
	Other Current Liabilities	
3300	Property Taxes Payable	1,672,483.04
3301	Asset Retirement Obligation	909,100.00
3303	Advance Billing Liability	598.22
3304	Derivatives	1,510,913.49
3306	Unearned Revenue	69,354.66
3350		4,162,449.41
	Long Term Liabilities	14,209,064.92
3003		

Consolidated Balance Sheet
as of 12/31/18
 White Oak Management, Inc. (ALL)

<i>Account</i>	<i>Description</i>	<i>Amount</i>
3400	Long Term Liabilities	
3401	Mortgage Payable 1	20,790,070.84
3402	Mortgage Payable 2	11,050,000.00
3403	Mortgage Payable 3	21,156,260.79
3404	Mortgage Payable 4	1,776,526.72
		<u>54,772,858.35</u>
3500	Deferred Revenue	
3501	Deposits for Apartments Waiting List	132,000.00
3502	Deposits on Apartments	611,438.65
3503	Misc Deposits Account	18,500.00
		<u>761,938.65</u>
		<u>55,534,797.00</u>
	Total Total Liabilities	69,743,861.92
4000	Equity	
4001	Common Stock	3,223,944.00
4003	Retained Earnings	(8,962,610.56)
4004	Current Earnings	81,464.53
4006	Interdivision Equity	23,320,815.78
4007	Unrealized (Gain)Loss on Investments	3,677,490.19
	Total Equity	21,341,103.94
	Total Liabilities & Equity	<u><u>\$91,084,965.86</u></u>

ATTACHMENT II

WHITE OAK MANOR – TRYON, INC.,
WHITE OAK MANOR – BURLINGTON, INC., AND
WHITE OAK MANOR – CHARLOTTE, INC.
(SUBSIDIARIES OF WHITE OAK MANOR, INC.)

PROJECTED COMBINED FINANCIAL STATEMENTS
AND INDEPENDENT ACCOUNTANTS' REPORT

FOR THE YEARS ENDING SEPTEMBER 30, 2019
THROUGH SEPTEMBER 30, 2023

**WHITE OAK MANOR – TRYON, INC.,
WHITE OAK MANOR – BURLINGTON, INC., AND
WHITE OAK MANOR – CHARLOTTE, INC.
(SUBSIDIARIES OF WHITE OAK MANOR, INC.)
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FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023**

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INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors
White Oak Manor, Inc.
Spartanburg, South Carolina

Management is responsible for the accompanying projected combined financial statements of White Oak Manor – Tryon, Inc., White Oak Manor – Burlington, Inc., and White Oak Manor – Charlotte, Inc., wholly-owned subsidiaries of White Oak Manor, Inc. (the "Combined Subsidiaries"), which comprise the projected combined balance sheets as of September 30, 2019, 2020, 2021, 2022, and 2023, and the related projected combined statements of operations, shareholder's equity, and cash flows for the years then ending, and the related summaries of significant projection assumptions and accounting policies in accordance with the guidelines for presentation of a financial projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projected financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these projected financial statements or the assumptions. Furthermore, even if the hypothetical assumptions as noted in Management's Summary of Significant Projection Assumptions and Accounting Policies on page 6 (the "Hypothetical Assumption") occur as projected, there will usually be differences between the projected and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The accompanying projection information and this report are intended solely for the information and use of management, the Board of Directors, and the North Carolina Department of Insurance (pursuant to the requirements of North Carolina General Statutes, Chapter 58, Article 64 and is included in the Organization's disclosure statement filing), and is not intended to be and should not be used, by anyone other than these specified parties.

We have no responsibility to update this report for events and circumstances occurring after the date of this report.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
February 25, 2019

**WHITE OAK MANOR – TRYON, INC.,
WHITE OAK MANOR – BURLINGTON, INC., AND
WHITE OAK MANOR – CHARLOTTE, INC.
(SUBSIDIARIES OF WHITE OAK MANOR, INC.)
PROJECTED COMBINED BALANCE SHEETS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
SEPTEMBER 30, 2019 THROUGH 2023**

ASSETS	2019	2020	2021	2022	2023
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Accounts Receivable, Net	2,603,149	2,707,274	2,815,565	2,928,188	3,045,316
Other Current Assets	99,266	103,236	107,366	111,661	116,128
Total Current Assets	<u>2,852,415</u>	<u>2,960,510</u>	<u>3,072,931</u>	<u>3,189,849</u>	<u>3,311,444</u>
ASSETS LIMITED AS TO USE - OPERATING RESERVE	1,556,671	1,603,371	1,651,472	1,701,016	1,752,047
MOVEABLE EQUIPMENT	5,928,581	6,228,581	6,528,581	6,828,581	7,128,581
Less: Accumulated Depreciation	4,347,489	4,695,839	5,060,699	5,442,069	5,839,949
Moveable Equipment, Net	<u>1,581,092</u>	<u>1,532,742</u>	<u>1,467,882</u>	<u>1,386,512</u>	<u>1,288,632</u>
Total Assets	<u>\$ 5,990,178</u>	<u>\$ 6,096,623</u>	<u>\$ 6,192,285</u>	<u>\$ 6,277,377</u>	<u>\$ 6,352,123</u>
	2019	2020	2021	2022	2023
LIABILITIES AND SHAREHOLDER'S EQUITY (DEFICIT)					
CURRENT LIABILITIES					
Accounts Payable	\$ 706,288	\$ 727,476	\$ 749,300	\$ 771,778	\$ 794,931
Accrued Wages and Other Liabilities	1,352,248	1,392,816	1,434,600	1,477,637	1,521,966
Intercompany Accounts	21,211,965	22,273,748	22,861,581	23,027,508	22,783,615
Asset Retirement Obligation	117,494	117,494	117,494	117,494	117,494
Total Current Liabilities	<u>23,387,995</u>	<u>24,511,534</u>	<u>25,162,975</u>	<u>25,394,417</u>	<u>25,218,006</u>
DEFERRED CREDITS					
Unearned Deposit Revenue - Nonrefundable	630,561	726,384	756,847	721,950	649,393
Unearned Deposit Revenue - Refundable	-	-	-	-	-
Deposits on Apartments	94,500	94,500	94,500	94,500	94,500
Total Deferred Credits	<u>725,061</u>	<u>820,884</u>	<u>851,347</u>	<u>816,450</u>	<u>743,893</u>
LONG-TERM DEBT	-	-	-	-	-
Total Liabilities	24,113,056	25,332,418	26,014,322	26,210,867	25,961,899
SHAREHOLDER'S EQUITY (DEFICIT)					
Common Stock	887,153	887,153	887,153	887,153	887,153
Retained Deficit	(19,010,031)	(20,122,948)	(20,709,190)	(20,820,643)	(20,496,929)
Other Comprehensive Loss	-	-	-	-	-
Total Shareholder's Equity (Deficit)	<u>(18,122,878)</u>	<u>(19,235,795)</u>	<u>(19,822,037)</u>	<u>(19,933,490)</u>	<u>(19,609,776)</u>
Total Liabilities and Shareholder's Equity (Deficit)	<u>\$ 5,990,178</u>	<u>\$ 6,096,623</u>	<u>\$ 6,192,285</u>	<u>\$ 6,277,377</u>	<u>\$ 6,352,123</u>

See Independent Accountants' Compilation Report and
Summary of Significant Projection Assumptions and Accounting Policies.

**WHITE OAK MANOR – TRYON, INC.,
WHITE OAK MANOR – BURLINGTON, INC., AND
WHITE OAK MANOR – CHARLOTTE, INC.
(SUBSIDIARIES OF WHITE OAK MANOR, INC.)
PROJECTED COMBINED STATEMENTS OF OPERATIONS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023**

	2019	2020	2021	2022	2023
REVENUES					
Net Patient Service Revenue	\$ 28,461,192	\$ 29,457,334	\$ 30,488,340	\$ 31,556,433	\$ 32,659,873
Apartment Rents	3,007,700	3,112,970	3,221,924	3,334,691	3,451,406
Deposit Amortization	165,617	230,977	296,337	361,697	399,357
Investment Income	45,340	51,200	52,601	54,044	55,531
Other Revenue	60,980	63,115	65,323	67,610	69,976
Total Revenues	<u>31,740,829</u>	<u>32,915,596</u>	<u>34,124,525</u>	<u>35,373,475</u>	<u>36,636,143</u>
EXPENSES					
Nursing Services	12,801,981	13,058,020	13,319,181	13,585,564	13,857,275
Ancillaries	3,685,510	3,759,220	3,834,404	3,911,092	3,989,314
Dietary Expenses	3,238,499	3,303,270	3,369,335	3,436,722	3,505,457
Social Services	329,926	336,525	343,256	350,122	357,124
Activities	378,478	386,048	393,769	401,645	409,679
Medical Records	117,282	119,628	122,020	124,460	126,949
Laundry and Linen	430,599	439,211	447,995	456,955	466,094
Housekeeping	1,101,560	1,123,591	1,146,063	1,168,984	1,192,364
Facility Operations and Maintenance	1,972,081	2,011,522	2,051,752	2,092,787	2,134,643
Depreciation	331,840	348,350	364,860	381,370	397,880
Taxes and Insurance	435,164	443,867	452,744	461,799	471,036
Employee Benefits	2,807,773	2,863,929	2,921,208	2,979,632	3,039,224
General and Administrative	5,773,974	5,835,332	5,906,216	5,978,974	6,053,636
Total Expenses	<u>33,404,667</u>	<u>34,028,513</u>	<u>34,672,803</u>	<u>35,330,106</u>	<u>36,000,675</u>
Net Income (Loss)	<u>\$ (1,663,838)</u>	<u>\$ (1,112,917)</u>	<u>\$ (548,278)</u>	<u>\$ 43,369</u>	<u>\$ 635,468</u>

See Independent Accountants' Compilation Report and
Summary of Significant Projection Assumptions and Accounting Policies.

WHITE OAK MANOR – TRYON, INC.,
WHITE OAK MANOR – BURLINGTON, INC., AND
WHITE OAK MANOR – CHARLOTTE, INC.
(SUBSIDIARIES OF WHITE OAK MANOR, INC.)
PROJECTED COMBINED STATEMENTS OF SHAREHOLDER'S EQUITY (DEFICIT)
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	Common Stock	Retained Earnings (Deficit)	Accumulated Other Comprehensive Loss	Total Shareholder's Equity (Deficit)
BALANCE, SEPTEMBER 30, 2018	\$ 887,153	\$ (17,346,193)	\$ -	\$ (16,459,040)
Net Loss	-	(1,663,838)	-	(1,663,838)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2019	887,153	(19,010,031)	-	(18,122,878)
Net Loss	-	(1,112,917)	-	(1,112,917)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2020	887,153	(20,122,948)	-	(19,235,795)
Net Loss	-	(548,278)	-	(548,278)
Distributions to Shareholder	-	(37,964)	-	(37,964)
BALANCE, SEPTEMBER 30, 2021	887,153	(20,709,190)	-	(19,822,037)
Net Income	-	43,369	-	43,369
Distributions to Shareholder	-	(154,822)	-	(154,822)
BALANCE, SEPTEMBER 30, 2022	887,153	(20,820,643)	-	(19,933,490)
Net Income	-	635,468	-	635,468
Distributions to Shareholder	-	(311,754)	-	(311,754)
BALANCE, SEPTEMBER 30, 2023	<u>\$ 887,153</u>	<u>\$ (20,496,929)</u>	<u>\$ -</u>	<u>\$ (19,609,776)</u>

See Independent Accountants' Compilation Report and
Summary of Significant Projection Assumptions and Accounting Policies.

**WHITE OAK MANOR – TRYON, INC.,
WHITE OAK MANOR – BURLINGTON, INC., AND
WHITE OAK MANOR – CHARLOTTE, INC.
(SUBSIDIARIES OF WHITE OAK MANOR, INC.)
PROJECTED COMBINED STATEMENTS OF CASH FLOWS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023**

	2019	2020	2021	2022	2023
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Income (Loss)	\$ (1,663,838)	\$ (1,112,917)	\$ (548,278)	\$ 43,369	\$ 635,468
Adjustments to Reconcile Net Income to Net Cash Provided (Used) by Operating Activities:					
Depreciation	331,840	348,350	364,860	381,370	397,880
Deposit Amortization	(165,617)	(230,977)	(296,337)	(361,697)	(399,357)
Deposit Receipts	326,800	326,800	326,800	326,800	326,800
Increase in Current Assets:					
Accounts Receivable	(100,122)	(104,125)	(108,291)	(112,623)	(117,128)
Other Current Assets	(3,818)	(3,970)	(4,130)	(4,295)	(4,467)
Increase in Current Liabilities:					
Accounts Payable	20,570	21,188	21,824	22,478	23,153
Intercompany Accounts	1,710,140	1,061,783	587,833	165,927	(243,893)
Accrued Wages and Other Liabilities	39,385	40,568	41,784	43,037	44,329
Net Cash Provided by Operating Activities	<u>495,340</u>	<u>346,700</u>	<u>386,065</u>	<u>504,366</u>	<u>662,785</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchases of property and equipment	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)
Net Change in Assets Limited as to Use - Operating Reserve	(45,340)	(46,700)	(48,101)	(49,544)	(51,031)
Net Cash Used in Investing Activities	<u>(345,340)</u>	<u>(346,700)</u>	<u>(348,101)</u>	<u>(349,544)</u>	<u>(351,031)</u>
CASH FLOWS FROM FINANCING ACTIVITIES					
Distributions to Shareholder	-	-	(37,964)	(154,822)	(311,754)
Net Cash Used in Financing Activities	<u>-</u>	<u>-</u>	<u>(37,964)</u>	<u>(154,822)</u>	<u>(311,754)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	150,000	-	-	-	-
Cash and Cash Equivalents - Beginning of Year	<u>-</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>

See Independent Accountants' Compilation Report and
Summary of Significant Projection Assumptions and Accounting Policies.

Summary of Significant Projection Assumptions and Accounting Policies

Basis of Presentation

The financial projection (the "Projection") presents to the best of the knowledge and belief of Management's ("Management") of White Oak Manor – Tryon, Inc. White Oak Manor Burlington, Inc. and White Oak Manor – Charlotte, Inc. (subsidiaries of White Oak Manor, Inc.) (the "Combined Subsidiaries"), Combined Subsidiaries the expected financial position, results of operations and cash flows as of September 30, 2019, 2020, 2021, 2022, and 2023 and for each of the years then ending (the "Projection Period").

A projection, although similar to a forecast, is a presentation of prospective financial information that is subject to one or more hypothetical assumptions. Management has included assumptions that are considered to be a "Hypothetical Assumption" as defined by the American Institute of Certified Public Accountants' Guide for Prospective Financial Information. A Hypothetical Assumption is defined as follows: "An assumption used in a financial projection or in a partial presentation of projected information to present a condition or course of action that is not necessarily expected to occur, but is consistent with the purpose of the presentation."

Management's hypothetical assumption is as follows:

- The operating reserve, as presented on the projected combined balance sheet, is adequate and will be accepted by the North Carolina Department of Insurance.

Management's purpose for preparing this financial projection is for the use of Management, the Board of Directors, and for inclusion in Management's Disclosure Statements in accordance with Chapter 58, Article 64 of the North Carolina General Statutes and is not intended to be and should not be used, by another other than these specified parties. The projection reflects management's judgment as of February 25, 2019, the date of this projection, of the expected conditions and its expected course of actions. The assumptions disclosed herein are those that Management of White Oak Manor, Inc. believes are significant to the projected combined statements. Furthermore, even if the Hypothetical Assumption was to occur, there will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Unless otherwise noted, references to time periods used in this report refer to the fiscal year of White Oak Manor – Tryon, Inc., White Oak Manor – Burlington, Inc., and White Oak Manor – Charlotte, Inc. which ends on September 30.

Summary of Significant Projection Assumptions and Accounting Policies

Background and Summary of Significant Accounting Policies

Background

White Oak Manor, Inc. and its wholly-owned subsidiaries operate nursing home facilities, assisted living facilities, and apartment complexes for the elderly throughout North and South Carolina. These wholly-owned subsidiaries include:

White Oak Management, Inc.
White Oak Manor – Spartanburg, Inc.
White Oak Manor – Columbia, Inc.
White Oak Manor – Newberry, Inc.
White Oak Manor – Rock Hill, Inc.
White Oak Manor – Shelby, Inc.
White Oak Manor – Kings Mountain, Inc.
White Oak Manor – Rutherfordton, Inc.
White Oak Manor – Charleston, Inc.
White Oak Manor – Charlotte, Inc.
White Oak Manor – Burlington, Inc.
White Oak Manor – Tryon, Inc.
White Oak Manor – Lancaster, Inc.
White Oak Manor – York, Inc.
White Oak Estates, Inc.
White Oak Estates Apartments, Inc.
White Oak Estates Assisted Living, Inc.
White Oak Manor – Waxhaw, Inc.

Three of these subsidiaries, White Oak Manor – Tryon, Inc., White Oak Manor – Burlington, Inc., and White Oak Manor – Charlotte, Inc. collect entrance fees for certain apartment units.

Summary of Significant Accounting Policies

Cash Equivalents

Cash equivalents consist of temporary bank deposits, money market instruments, and certificates of deposit with an original maturity of three months or less at the date of purchase.

Allowance for Uncollectible Accounts

The Combined Subsidiaries provide an allowance for uncollectible accounts using management's judgment. Residents are not required to provide collateral for services rendered. Payment for services is required upon receipt of invoice or claim submitted. Accounts past due more than 45 days are individually analyzed for collectibility.

Assets Limited as to Use – Operating Reserve

Assets limited as to use include assets required to be set aside by the Department of Insurance of the State of North Carolina as operating reserves. All assets limited as to use are held in cash, money market funds, debt securities and equity investments.

Summary of Significant Projection Assumptions and Accounting Policies

Background and Summary of Significant Accounting Policies (continued)

Property and Moveable Equipment

Moveable equipment is stated at cost. Routine maintenance, repairs, and renewals are charged to expenses. Expenditures that materially increase values, change capacities, or extend useful lives are capitalized. Depreciation is computed by the straight-line method over the estimated useful lives of the assets.

The fair value of moveable equipment is assumed to be unchanged during the Projection Period. The Company assumes additions to moveable equipment of \$300,000 per year during the Projection Period, based on historical experience.

All land and buildings are owned by White Oak Manor, Inc., a related party, and leased by the Combined Subsidiaries. Each of the Combined Subsidiaries has entered into individual lease agreements with White Oak Manor, Inc. The lease agreements contain an automatic renewal on an annual basis and require monthly rent payments at the beginning of each month. Lease expense is projected to be approximately \$650,000 for the Combined Subsidiaries at September 30, 2019 and has been inflated two percent each year thereafter through the Projection Period. Lease expense is included within General and Administrative expenses.

Revenue Recognition

Net patient service revenues are recorded at the expected reimbursement rate. Contractual adjustments include adjustment for patients admitted as private pay patients but later reimbursed under third-party rates, adjustments for ancillary charges and differences between gross charges and reimbursement at contract rates. Final determination of amounts due from or to the Medicare and Medicaid programs is subject to review by appropriate governmental authorities or their agents. Differences between the amounts accrued and subsequent settlements are recorded in operations in the year of settlement.

Laws and regulations governing the Medicare and Medicaid programs are complex and subject to interpretation. The Combined Subsidiaries believe that they are in compliance with all applicable laws and regulations and are not aware of any pending or threatened investigations involving allegations of potential wrongdoing. While no such regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation, as well as significant regulatory actions including fines, penalties, and exclusion from Medicare and Medicaid programs.

Unearned deposit revenue represents deposit fees which are earned over the estimated length of stay of the residents. Under the terms of the rental agreement, in the event of the resident's death, no refund is due to the resident. Otherwise, the unearned portion is refundable to the resident in the event of termination of the lease by either the Combined Subsidiaries or the resident in decreasing equal amounts over a five-year period. In addition to the deposits, residents also pay monthly fees which are subject to increase by Management.

Fair Value of Financial Instruments

The carrying amount of cash and cash equivalents, assets limited as to use, trade accounts receivable, and other current and long-term liabilities approximates their respective fair values.

Summary of Significant Projection Assumptions and Accounting Policies

Background and Summary of Significant Accounting Policies (continued)

Self-Insurance

The Combined Subsidiaries are primarily self-insured up to a certain level for professional and general liability costs and are self-insured for employee vested health care benefits and workers' compensation. Self-insurance liabilities are determined based on claims filed and estimates for claims incurred but not reported.

Income Taxes

The shareholders of the Combined Subsidiaries have elected under Subchapter S of the Internal Revenue Code to include the Combined Subsidiaries income in their own income for federal income tax purposes. Accordingly, no income tax provision or liabilities are reflected in the projected combined financial statements. Distributions are made to shareholders in the form of dividends to fund the shareholders' tax liabilities resulting from inclusion of the Combined Subsidiaries income in their own income for income tax purposes.

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenues

Unless otherwise noted, assumptions are the same for all three Combined Subsidiaries.

Facility Utilization

Management assumes White Oak Manor – Tryon, Inc., White Oak Manor – Burlington, Inc. and White Oak Manor – Charlotte, Inc. will maintain an occupancy rate greater than 90 percent. See Operating Reserve for annual projected occupancies assumed by Management during the Projection Period.

Revenue

Net patient service revenue includes revenue from residents residing in the nursing facility. The payor mix is based on the payor mix existing as of September 30, 2018 at each of the Combined Subsidiaries. Net patient service revenue are assumed to increase 3.5 percent annually during the Projection Period. The Projection does not assume any third-party payor settlements throughout the Projected Period.

Apartment rents are based on the occupancy percentage as of September 30, 2018. Future rent increases are expected to be 3.5 percent annually during the Projection Period.

Deposit amortization revenue is based on the expected turnover in units at the Combined Subsidiaries' apartment complexes for the elderly. The expected turnover in the Projection Period of 12 units per year and refunds for three units per year in total for all complexes is consistent with the Combined Subsidiaries historical experience. Deposits for apartments range from \$15,000 to \$30,000 depending on the size and location of the apartment. Deposits are assumed to be collected equally throughout the year.

Investment income is projected based on available investment balances earning investment income at a realized rate of three percent per year during the Projection Period.

Other revenue consists of various miscellaneous items. Other revenue is expected to grow by 3.5 percent per year during the Projection Period with actual 2018 revenues serving as the base amount.

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Expenses

Cost and Expenses

Management fees are charged to the Combined Subsidiaries to cover related party management costs and interest expense as related to long-term debt held by White Oak Manor, Inc. The interest portion of management fees is allocated based on the percentage of the Combined Subsidiaries' beds and units to the total beds and units for all subsidiaries of White Oak Manor, Inc. Total management fees are projected to be approximately \$1,733,000 for the Combined Subsidiaries at September 30, 2019 and have been inflated two percent each year thereafter through the Projection Period. Management fees are included within General and Administrative expenses.

Other cost and expenses for 2019 are based on actual operating expenses for the fiscal year ended September 30, 2018. Cost and expenses for subsequent years have been inflated two percent each year thereafter during the Projection Period.

Distribution to Shareholder

Distributions to shareholder for the payment of income taxes using tax rates in effect at February 25, 2019 are projected based on projected taxable income. Taxable income to be recognized by the Combined Subsidiaries' shareholders on their individual tax returns is based on reported income from operations and expected differences in revenue and expenses for financial reporting purposes and tax purposes.

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Other Items

Operating Reserve

Under the rules and regulations of the Department of Insurance of North Carolina, which regulates continuing care facilities operating in the state, the Combined Subsidiaries are required to maintain operating reserves of 25 percent or 50 percent depending on the occupancy percentage, of the total occupancy costs projected for the 12-month period following the period covered by the most recent annual statement filed with the Department of Insurance. The operating reserve has been calculated assuming a rate of inflation of three percent and an occupancy level of greater than 90 percent for White Oak Manor Tryon, Inc., White Oak Manor – Burlington, Inc. and White Oak Manor – Charlotte, Inc.

The operating reserves for the Consolidated Subsidiaries are projected as follows:

WHITE OAK MANOR - TRYON	2019	2020	2021	2022	2023	2024
Total Projected Operating Expenses	\$ 8,994,836	\$ 9,157,829	\$ 9,327,020	\$ 9,499,640	\$ 9,675,755	\$ 9,966,028
Less:						
Depreciation	155,455	161,635	167,815	173,995	180,175	185,580
Net Budgeted Operating Expenses	8,839,381	8,996,194	9,159,205	9,325,645	9,495,580	9,780,448
Operating Reserve Percentage		25%	25%	25%	25%	25%
Projected Reserve Requirement	\$ 2,249,049	\$ 2,269,801	\$ 2,331,411	\$ 2,373,895	\$ 2,445,112	
Assets Held to Meet Reserve Requirement	\$ 877,101	\$ 903,414	\$ 930,516	\$ 958,431	\$ 987,184	
Projected Occupancy as of Year End	97.6%	97.6%	97.6%	97.6%	97.6%	
WHITE OAK MANOR - BURLINGTON	2019	2020	2021	2022	2023	2024
Total Projected Operating Expenses	\$ 11,832,980	\$ 12,055,268	\$ 12,284,616	\$ 12,518,599	\$ 12,757,304	\$ 13,140,023
Less:						
Depreciation	92,828	98,068	103,308	108,548	113,788	119,028
Net Budgeted Operating Expenses	11,740,152	11,957,198	12,181,308	12,410,051	12,643,516	13,020,995
Operating Reserve Percentage		25%	25%	25%	25%	25%
Projected Reserve Requirement	\$ 2,989,300	\$ 3,045,327	\$ 3,102,513	\$ 3,160,879	\$ 3,255,249	
Assets Held to Meet Reserve Requirement	\$ 487,789	\$ 502,423	\$ 517,496	\$ 533,021	\$ 549,012	
Projected Occupancy as of Year End	91.8%	91.8%	91.8%	91.8%	91.8%	
WHITE OAK MANOR - CHARLOTTE	2019	2020	2021	2022	2023	2024
Total Projected Operating Expenses	\$ 12,576,851	\$ 12,815,418	\$ 13,061,167	\$ 13,311,867	\$ 13,567,815	\$ 13,974,644
Less:						
Depreciation	83,557	88,847	93,737	98,827	139,225	109,007
Net Budgeted Operating Expenses	12,493,294	12,726,771	12,967,430	13,213,040	13,428,390	13,865,637
Operating Reserve Percentage		25%	25%	25%	25%	25%
Projected Reserve Requirement	\$ 3,181,693	\$ 3,241,858	\$ 3,303,260	\$ 3,357,098	\$ 3,466,409	
Assets Held to Meet Reserve Requirement	\$ 191,781	\$ 197,534	\$ 203,460	\$ 209,564	\$ 215,851	
Projected Occupancy as of Year End	95.6%	95.6%	95.6%	95.6%	95.6%	
TOTAL PROJECTED OPERATING RESERVE REQUIREMENT	\$ 8,420,042	\$ 8,576,988	\$ 8,737,184	\$ 8,891,872	\$ 9,166,770	
TOTAL PROJECTED OPERATING RESERVE	1,556,671	1,603,371	1,651,472	1,701,016	1,752,047	
TOTAL PROJECTED OPERATING RESERVE DEFICIT	\$ 6,863,371	\$ 6,973,615	\$ 7,085,712	\$ 7,190,856	\$ 7,414,723	

See Independent Accountants' Compilation Report.

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Other Items (continued)

Operating Reserve (continued)

The total operating reserve is funded with cash, money market funds, debt securities and equity investments held by the Combined Subsidiaries and White Oak Manor, Inc. and its wholly-owned subsidiaries.

The total required reserve at September 30, 2018 was \$8,124,045. These assets are restricted and cannot be used without approval by the Department of Insurance. At September 30, 2018 these assets totaled \$7,265,873; thus, the Combined Subsidiaries were not in compliance with State 58-64-33 at September 30, 2018. Management will continue to work with the Department of Insurance to rectify noncompliance with operating reserve requirements and develop a plan to maintain the balance in accordance with reserve requirements as designated by occupancy levels.

Intercompany Accounts

Accounts due to affiliates have been adjusted throughout the Projection Period to maintain a minimum operating cash balance of \$50,000. All intercompany transactions are funded with cash, money market funds, debt securities and equity investments of White Oak Manor Inc. and its wholly-owned subsidiaries.

Commitments and Contingencies

Management does not assume that there will be any claims on the Combined Subsidiaries for the Projection Period relating to its self-insurance for professional and general liability coverage or for its health care coverage or workers' compensation plan in excess of its annual historical insurance expenses.

Current Assets and Current Liabilities

Cash and Cash Equivalents

Cash and cash equivalents for the Projection Period is projected to maintain a minimum operating cash balance of \$50,00 at each of the Combined Subsidiaries.

Accounts Receivable, Net

Accounts receivable, net is projected based on historic levels throughout the Projection Period.

Other Current Assets

Other current assets are projected based on historic levels throughout the Projection Period.

Accounts Payable

Accounts payable is projected based on historic levels throughout the Projection Period.

Accrued Wages and Other Liabilities

Accrued wages and other liabilities are projected based on historic levels throughout the Projection Period.

Asset Retirement Obligation

Asset retirement obligation is projected based on historic levels throughout the Projection Period.



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**INDEPENDENT ACCOUNTANTS' COMPILATION REPORT ON
SUPPLEMENTAL INFORMATION**

Board of Directors
White Oak Manor, Inc.
Spartanburg, South Carolina

Our report on our compilation of the basic projected combined financial statements of White Oak Manor – Tryon, Inc., White Oak Manor – Burlington, Inc., and White Oak Manor – Charlotte, Inc., as of and for the years ending September 30, 2019 through 2023 appears on Page 1. The accompanying supplemental information on Pages 15-29 is presented for purposes of additional analysis and is not a required part of the basic projected combined financial statements. Such information has been subjected to the compilation procedures applied in the compilation of the projected combined financial statements.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
February 25, 2019

WHITE OAK MANOR – TRYON, INC.
PROJECTED BALANCE SHEETS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
SEPTEMBER 30, 2019 THROUGH 2023

ASSETS	2019	2020	2021	2022	2023
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Patient Accounts Receivable, Net	319,611	332,395	345,691	359,519	373,900
Other Current Assets	28,074	29,197	30,365	31,580	32,843
Total Current Assets	<u>397,685</u>	<u>411,592</u>	<u>426,056</u>	<u>441,099</u>	<u>456,743</u>
ASSETS LIMITED AS TO USE - OPERATING RESERVE	877,101	903,414	930,516	958,431	987,184
MOVEABLE EQUIPMENT					
2,515,452	2,515,452	2,715,452	2,815,452	2,915,452	2,915,452
Less: Accumulated Depreciation	1,852,472	2,014,107	2,181,922	2,355,917	2,536,092
Moveable Equipment, Net	<u>662,980</u>	<u>601,345</u>	<u>533,530</u>	<u>459,535</u>	<u>379,360</u>
Total Assets	<u>\$ 1,937,766</u>	<u>\$ 1,916,351</u>	<u>\$ 1,890,102</u>	<u>\$ 1,859,065</u>	<u>\$ 1,823,287</u>
LIABILITIES AND SHAREHOLDER'S EQUITY (DEFICIT)					
CURRENT LIABILITIES					
Accounts Payable	\$ 189,537	\$ 195,223	\$ 201,080	\$ 207,112	\$ 213,325
Accrued Wages and Other Liabilities	412,588	424,966	437,715	450,846	464,371
Intercompany Accounts	5,945,184	6,138,342	6,191,868	6,131,780	5,987,014
Asset Retirement Obligation	38,460	38,460	38,460	38,460	38,460
Total Current Liabilities	<u>6,585,769</u>	<u>6,796,991</u>	<u>6,869,123</u>	<u>6,828,198</u>	<u>6,703,170</u>
DEFERRED CREDITS					
Unearned Deposit Revenue - Nonrefundable	434,509	494,632	504,755	464,878	400,001
Unearned Deposit Revenue - Refundable	-	-	-	-	-
Deposits on Apartments	81,000	81,000	81,000	81,000	81,000
Total Deferred Credits	<u>515,509</u>	<u>575,632</u>	<u>585,755</u>	<u>545,878</u>	<u>481,001</u>
LONG-TERM DEBT					
Total Liabilities	<u>7,101,278</u>	<u>7,372,623</u>	<u>7,454,878</u>	<u>7,374,076</u>	<u>7,184,171</u>
SHAREHOLDER'S EQUITY (DEFICIT)					
Common Stock, par value \$1 per share; 350,000 shares authorized, 296,213 shares issued and outstanding	296,213	296,213	296,213	296,213	296,213
Retained Deficit	(5,459,725)	(5,752,485)	(5,860,989)	(5,811,224)	(5,657,097)
Other Comprehensive Income	-	-	-	-	-
Total Shareholder's Equity (Deficit)	<u>(5,163,512)</u>	<u>(5,456,272)</u>	<u>(5,564,776)</u>	<u>(5,515,011)</u>	<u>(5,360,884)</u>
Total Liabilities and Shareholder's Equity (Deficit)	<u>\$ 1,937,766</u>	<u>\$ 1,916,351</u>	<u>\$ 1,890,102</u>	<u>\$ 1,859,065</u>	<u>\$ 1,823,287</u>

See Independent Accountants' Compilation Report on Supplemental Information.

WHITE OAK MANOR – TRYON, INC.
PROJECTED STATEMENTS OF OPERATIONS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
REVENUES					
Net Patient Service Revenue	\$ 6,689,610	\$ 6,923,746	\$ 7,166,077	\$ 7,416,890	\$ 7,676,481
Apartment Rents	1,635,830	1,693,084	1,752,342	1,813,674	1,877,153
Deposit Amortization	139,877	189,877	239,877	289,877	314,877
Investment Income	25,547	27,813	28,602	29,415	30,253
Other Revenue	29,516	30,549	31,618	32,725	33,870
Total Revenues	<u>8,520,380</u>	<u>8,865,069</u>	<u>9,218,516</u>	<u>9,582,581</u>	<u>9,932,634</u>
EXPENSES					
Nursing Services	2,984,243	3,043,928	3,104,807	3,166,903	3,230,241
Ancillaries	857,664	874,817	892,313	910,159	928,362
Dietary Expenses	1,053,182	1,074,246	1,095,731	1,117,646	1,139,999
Social Services	72,793	74,249	75,734	77,249	78,794
Activities	105,431	107,540	109,691	111,885	114,123
Medical Records	26,867	27,404	27,952	28,511	29,081
Laundry and Linen	132,665	135,318	138,024	140,784	143,600
Housekeeping	322,435	328,884	335,462	342,171	349,014
Facility Operations and Maintenance	687,617	701,369	715,396	729,704	744,298
Depreciation	155,455	161,635	167,815	173,995	180,175
Taxes and Insurance	182,601	186,253	189,978	193,778	197,654
Employee Benefits	652,649	665,702	679,016	692,596	706,448
General and Administrative	1,761,234	1,776,484	1,795,101	1,814,259	1,833,966
Total Expenses	<u>8,994,836</u>	<u>9,157,829</u>	<u>9,327,020</u>	<u>9,499,640</u>	<u>9,675,755</u>
Net Income (Loss)	<u>\$ (474,456)</u>	<u>\$ (292,760)</u>	<u>\$ (108,504)</u>	<u>\$ 82,941</u>	<u>\$ 256,879</u>

See Independent Accountants' Compilation Report on Supplemental Information.

WHITE OAK MANOR – TRYON, INC.
PROJECTED STATEMENTS OF SHAREHOLDER'S EQUITY (DEFICIT)
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	<u>Common Stock</u>	<u>Retained Earnings (Deficit)</u>	<u>Accumulated Other Comprehensive Income</u>	<u>Total Shareholder's Equity (Deficit)</u>
BALANCE, SEPTEMBER 30, 2018	\$ 296,213	\$ (4,985,269)	\$ -	\$ (4,689,056)
Net Loss	-	(474,456)	-	(474,456)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2019	296,213	(5,459,725)	-	(5,163,512)
Net Loss	-	(292,760)	-	(292,760)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2020	296,213	(5,752,485)	-	(5,456,272)
Net Loss	-	(108,504)	-	(108,504)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2021	296,213	(5,860,989)	-	(5,564,776)
Net Income	-	82,941	-	82,941
Distributions to Shareholder	-	(33,176)	-	(33,176)
BALANCE, SEPTEMBER 30, 2022	296,213	(5,811,224)	-	(5,515,011)
Net Income	-	256,879	-	256,879
Distributions to Shareholder	-	(102,752)	-	(102,752)
BALANCE, SEPTEMBER 30, 2023	<u>\$ 296,213</u>	<u>\$ (5,657,097)</u>	<u>\$ -</u>	<u>\$ (5,360,884)</u>

See Independent Accountants' Compilation Report on Supplemental Information.

WHITE OAK MANOR – TRYON, INC.
PROJECTED STATEMENTS OF CASH FLOWS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	2019	2020	2021	2022	2023
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Income (Loss)	\$ (474,456)	\$ (292,760)	\$ (108,504)	\$ 82,941	\$ 256,879
Adjustments to Reconcile Net Income to Net Cash Provided (Used) by Operating Activities:					
Depreciation	155,455	161,635	167,815	173,995	180,175
Deposit Amortization	(139,877)	(189,877)	(239,877)	(289,877)	(314,877)
Deposit Receipts	250,000	250,000	250,000	250,000	250,000
Increase in Current Assets:					
Accounts Receivable	(12,293)	(12,784)	(13,296)	(13,828)	(14,381)
Other Current Assets	(1,080)	(1,123)	(1,168)	(1,215)	(1,263)
Increase in Current Liabilities:					
Accounts Payable	5,519	5,686	5,857	6,032	6,213
Intercompany Accounts	380,262	193,158	53,526	(60,088)	(144,766)
Accrued Wages and Other Liabilities	12,017	12,378	12,749	13,131	13,525
Net Cash Provided by Operating Activities	<u>175,547</u>	<u>126,313</u>	<u>127,102</u>	<u>161,091</u>	<u>231,505</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchases of Property and Equipment	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Net Change in Assets Limited as to Use - Operating Reserve	(25,547)	(26,313)	(27,102)	(27,915)	(28,753)
Net Cash Used in Investing Activities	<u>(125,547)</u>	<u>(126,313)</u>	<u>(127,102)</u>	<u>(127,915)</u>	<u>(128,753)</u>
CASH FLOWS FROM FINANCING ACTIVITIES					
Distributions to Shareholder	-	-	-	(33,176)	(102,752)
Net Cash Used in Financing Activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>(33,176)</u>	<u>(102,752)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	50,000	-	-	-	-
Cash and Cash Equivalents - Beginning of Year	<u>-</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>

WHITE OAK MANOR – BURLINGTON, INC.
PROJECTED BALANCE SHEETS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
SEPTEMBER 30, 2019 THROUGH 2023

ASSETS	2019	2020	2021	2022	2023
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Patient Accounts Receivable, Net	1,589,680	1,653,267	1,719,398	1,788,174	1,859,701
Other Current Assets	32,662	33,968	35,327	36,740	38,210
Total Current Assets	<u>1,672,342</u>	<u>1,737,235</u>	<u>1,804,725</u>	<u>1,874,914</u>	<u>1,947,911</u>
ASSETS LIMITED AS TO USE - OPERATING RESERVE	487,769	502,423	517,496	533,021	549,012
MOVEABLE EQUIPMENT	1,771,533	1,871,533	1,971,533	2,071,533	2,171,533
Less: Accumulated Depreciation	1,300,806	1,398,874	1,502,182	1,610,730	1,724,518
Moveable Equipment, Net	<u>470,727</u>	<u>472,659</u>	<u>469,351</u>	<u>460,803</u>	<u>447,015</u>
Total Assets	<u>\$ 2,630,858</u>	<u>\$ 2,712,317</u>	<u>\$ 2,791,572</u>	<u>\$ 2,868,738</u>	<u>\$ 2,943,938</u>
	2019	2020	2021	2022	2023
LIABILITIES AND SHAREHOLDER'S EQUITY (DEFICIT)					
CURRENT LIABILITIES					
Accounts Payable	\$ 267,579	\$ 275,606	\$ 283,874	\$ 292,390	\$ 301,162
Accrued Wages and Other Liabilities	440,887	454,114	467,737	481,769	496,222
Intercompany Accounts	8,714,524	8,851,560	8,835,959	8,703,569	8,447,782
Asset Retirement Obligation	79,034	79,034	79,034	79,034	79,034
Total Current Liabilities	<u>9,502,024</u>	<u>9,660,314</u>	<u>9,666,604</u>	<u>9,556,762</u>	<u>9,324,200</u>
DEFERRED CREDITS					
Unearned Deposit Revenue - Nonrefundable	165,770	193,270	209,290	213,830	208,090
Unearned Deposit Revenue - Refundable	-	-	-	-	-
Deposits on Apartments	6,000	6,000	6,000	6,000	6,000
Total Deferred Credits	<u>171,770</u>	<u>199,270</u>	<u>215,290</u>	<u>219,830</u>	<u>214,090</u>
LONG-TERM DEBT	-	-	-	-	-
Total Liabilities	9,673,794	9,859,584	9,881,894	9,776,592	9,538,290
SHAREHOLDER'S EQUITY (DEFICIT)					
Common Stock, par value \$1 per share; 350,000 shares authorized, 309,490 shares issued and outstanding	309,490	309,490	309,490	309,490	309,490
Retained Deficit	(7,352,426)	(7,456,757)	(7,399,812)	(7,217,344)	(6,903,842)
Other Comprehensive Loss	-	-	-	-	-
Total Shareholder's Equity (Deficit)	<u>(7,042,936)</u>	<u>(7,147,267)</u>	<u>(7,090,322)</u>	<u>(6,907,854)</u>	<u>(6,594,352)</u>
Total Liabilities and Shareholder's Equity (Deficit)	<u>\$ 2,630,858</u>	<u>\$ 2,712,317</u>	<u>\$ 2,791,572</u>	<u>\$ 2,868,738</u>	<u>\$ 2,943,938</u>

See Independent Accountants' Compilation Report on Supplemental Information.

WHITE OAK MANOR – BURLINGTON, INC.
PROJECTED STATEMENTS OF OPERATIONS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	2019	2020	2021	2022	2023
REVENUES					
Net Patient Service Revenue	\$ 10,648,731	\$ 11,021,437	\$ 11,407,187	\$ 11,806,439	\$ 12,219,664
Apartment Rents	845,625	875,222	905,855	937,560	970,375
Deposit Amortization	18,420	29,900	41,380	52,860	63,140
Investment Income	14,207	16,134	16,573	17,025	17,491
Other Revenue	7,963	8,242	8,530	8,829	9,138
Total Revenues	<u>11,534,946</u>	<u>11,950,935</u>	<u>12,379,525</u>	<u>12,822,713</u>	<u>13,279,808</u>
EXPENSES					
Nursing Services	4,806,566	4,902,697	5,000,751	5,100,766	5,202,781
Ancillaries	1,407,261	1,435,406	1,464,114	1,493,396	1,523,264
Dietary Expenses	1,038,481	1,059,251	1,080,436	1,102,045	1,124,086
Social Services	119,358	121,745	124,180	126,664	129,197
Activities	102,267	104,312	106,398	108,526	110,697
Medical Records	54,084	55,166	56,269	57,394	58,542
Laundry and Linen	143,199	146,063	148,984	151,964	155,003
Housekeeping	369,610	377,002	384,542	392,233	400,078
Facility Operations and Maintenance	587,859	599,616	611,608	623,840	636,317
Depreciation	92,828	98,068	103,308	108,548	113,788
Taxes and Insurance	123,939	126,418	128,946	131,525	134,156
Employee Benefits	1,037,048	1,057,769	1,078,945	1,100,524	1,122,534
General and Administrative	1,950,480	1,971,733	1,996,135	2,021,174	2,046,861
Total Expenses	<u>11,832,960</u>	<u>12,055,266</u>	<u>12,284,616</u>	<u>12,518,599</u>	<u>12,757,304</u>
Net Income (Loss)	<u>\$ (298,034)</u>	<u>\$ (104,331)</u>	<u>\$ 94,909</u>	<u>\$ 304,114</u>	<u>\$ 522,504</u>

See Independent Accountants' Compilation Report on Supplemental Information.

WHITE OAK MANOR – BURLINGTON, INC.
PROJECTED STATEMENTS OF SHAREHOLDER'S EQUITY (DEFICIT)
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	Common Stock	Retained Earnings (Deficit)	Accumulated Other Comprehensive Loss	Total Shareholder's Equity (Deficit)
BALANCE, SEPTEMBER 30, 2018	\$ 309,490	\$ (7,054,392)	\$ -	\$ (6,744,902)
Net Loss	-	(298,034)	-	(298,034)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2019	309,490	(7,352,426)	-	(7,042,936)
Net Loss	-	(104,331)	-	(104,331)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2020	309,490	(7,456,757)	-	(7,147,267)
Net Income	-	94,909	-	94,909
Distributions to Shareholder	-	(37,964)	-	(37,964)
BALANCE, SEPTEMBER 30, 2021	309,490	(7,399,812)	-	(7,090,322)
Net Income	-	304,114	-	304,114
Distributions to Shareholder	-	(121,646)	-	(121,646)
BALANCE, SEPTEMBER 30, 2022	309,490	(7,217,344)	-	(6,907,854)
Net Income	-	522,504	-	522,504
Distributions to Shareholder	-	(209,002)	-	(209,002)
BALANCE, SEPTEMBER 30, 2023	<u>\$ 309,490</u>	<u>\$ (6,903,842)</u>	<u>\$ -</u>	<u>\$ (6,594,352)</u>

WHITE OAK MANOR – BURLINGTON, INC.
PROJECTED STATEMENTS OF CASH FLOWS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	2019	2020	2021	2022	2023
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Income (Loss)	\$ (298,034)	\$ (104,331)	\$ 94,909	\$ 304,114	\$ 522,504
Adjustments to Reconcile Net Income to Net Cash Provided (Used) by Operating Activities:					
Depreciation	92,828	98,068	103,308	108,548	113,788
Deposit Amortization	(18,420)	(29,900)	(41,380)	(52,860)	(63,140)
Deposit Receipts	57,400	57,400	57,400	57,400	57,400
Increase in Current Assets:					
Accounts Receivable	(61,142)	(63,587)	(66,131)	(68,776)	(71,527)
Other Current Assets	(1,256)	(1,306)	(1,359)	(1,413)	(1,470)
Increase in Current Liabilities:					
Accounts Payable	7,794	8,027	8,268	8,516	8,772
Intercompany Accounts	372,196	137,036	(15,601)	(132,390)	(255,787)
Accrued Wages and Other Liabilities	12,841	13,227	13,623	14,032	14,453
Net Cash Provided by Operating Activities	<u>164,207</u>	<u>114,634</u>	<u>153,037</u>	<u>237,171</u>	<u>324,993</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchases of Property and Equipment	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Net Change in Assets Limited as to Use - Operating Reserve	(14,207)	(14,634)	(15,073)	(15,525)	(15,991)
Net Cash Used in Investing Activities	<u>(114,207)</u>	<u>(114,634)</u>	<u>(115,073)</u>	<u>(115,525)</u>	<u>(115,991)</u>
CASH FLOWS FROM FINANCING ACTIVITIES					
Distributions to Shareholder	-	-	(37,964)	(121,646)	(209,002)
Net Cash Used in Financing Activities	<u>-</u>	<u>-</u>	<u>(37,964)</u>	<u>(121,646)</u>	<u>(209,002)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	50,000	-	-	-	-
Cash and Cash Equivalents - Beginning of Year	<u>-</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>

WHITE OAK MANOR – CHARLOTTE, INC.
PROJECTED BALANCE SHEETS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
SEPTEMBER 30, 2019 THROUGH 2023

ASSETS	2019	2020	2021	2022	2023
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Accounts Receivable, Net	693,858	721,612	750,476	780,495	811,715
Other Current Assets	38,530	40,071	41,674	43,341	45,075
Total Current Assets	<u>782,388</u>	<u>811,683</u>	<u>842,150</u>	<u>873,836</u>	<u>906,790</u>
ASSETS LIMITED AS TO USE - OPERATING RESERVE	191,781	197,534	203,460	209,564	215,851
MOVEABLE EQUIPMENT					
Less: Accumulated Depreciation	1,641,596	1,741,596	1,841,596	1,941,596	2,041,596
Moveable Equipment, Net	<u>1,194,211</u>	<u>1,282,858</u>	<u>1,376,595</u>	<u>1,475,422</u>	<u>1,579,339</u>
Total Assets	<u>\$ 1,421,554</u>	<u>\$ 1,467,955</u>	<u>\$ 1,510,611</u>	<u>\$ 1,549,574</u>	<u>\$ 1,584,898</u>
LIABILITIES AND SHAREHOLDER'S EQUITY (DEFICIT)					
CURRENT LIABILITIES					
Accounts Payable	\$ 249,172	\$ 256,647	\$ 264,346	\$ 272,276	\$ 280,444
Accrued Wages and Other Liabilities	498,773	513,736	529,148	545,022	561,373
Intercompany Accounts	6,552,257	7,283,846	7,833,754	8,192,159	8,348,819
Total Current Liabilities	<u>7,300,202</u>	<u>8,054,229</u>	<u>8,627,248</u>	<u>9,009,457</u>	<u>9,190,636</u>
DEFERRED CREDITS					
Unearned Deposit Revenue - Nonrefundable	30,282	38,482	42,802	43,242	41,302
Unearned Deposit Revenue - Refundable	-	-	-	-	-
Deposits on Apartments	7,500	7,500	7,500	7,500	7,500
Total Deferred Credits	<u>37,782</u>	<u>45,982</u>	<u>50,302</u>	<u>50,742</u>	<u>48,802</u>
LONG-TERM DEBT					
Total Liabilities	<u>7,337,984</u>	<u>8,100,211</u>	<u>8,677,550</u>	<u>9,060,199</u>	<u>9,239,438</u>
SHAREHOLDER'S EQUITY (DEFICIT)					
Common Stock, par value \$1 per share; 300,000 shares authorized, 281,450 shares issued and outstanding	281,450	281,450	281,450	281,450	281,450
Retained Deficit	(6,197,880)	(6,913,706)	(7,448,389)	(7,792,075)	(7,935,990)
Other Comprehensive Loss	-	-	-	-	-
Total Shareholder's Equity	<u>(5,916,430)</u>	<u>(6,632,256)</u>	<u>(7,166,939)</u>	<u>(7,510,625)</u>	<u>(7,654,540)</u>
Total Liabilities and Shareholder's Equity	<u>\$ 1,421,554</u>	<u>\$ 1,467,955</u>	<u>\$ 1,510,611</u>	<u>\$ 1,549,574</u>	<u>\$ 1,584,898</u>

WHITE OAK MANOR – CHARLOTTE, INC.
PROJECTED STATEMENTS OF OPERATIONS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	2019	2020	2021	2022	2023
REVENUES					
Net Patient Service Revenue	\$ 11,122,851	\$ 11,512,151	\$ 11,915,076	\$ 12,332,104	\$ 12,763,728
Apartment Rents	526,245	544,664	563,727	583,457	603,978
Deposit Amortization	7,320	11,200	15,080	18,960	21,340
Investment Income	5,586	7,253	7,426	7,604	7,787
Other Revenue	23,501	24,324	25,175	26,056	26,968
Total Revenues	<u>11,685,503</u>	<u>12,099,592</u>	<u>12,526,484</u>	<u>12,968,181</u>	<u>13,423,701</u>
COST AND EXPENSES					
Nursing Services	5,011,172	5,111,395	5,213,623	5,317,895	5,424,253
Ancillaries	1,420,585	1,448,997	1,477,977	1,507,537	1,537,688
Dietary Expenses	1,146,836	1,169,773	1,193,168	1,217,031	1,241,372
Social Services	137,775	140,531	143,342	146,209	149,133
Activities	170,780	174,196	177,680	181,234	184,859
Medical Records	36,331	37,058	37,799	38,555	39,326
Laundry and Linen	154,735	157,830	160,987	164,207	167,491
Housekeeping	409,515	417,705	426,059	434,580	443,272
Facility Operations and Maintenance	696,605	710,537	724,748	739,243	754,028
Depreciation	83,557	88,647	93,737	98,827	103,917
Taxes and Insurance	128,624	131,196	133,820	136,496	139,226
Employee Benefits	1,118,076	1,140,438	1,163,247	1,186,512	1,210,242
General and Administrative	2,062,260	2,087,115	2,114,980	2,143,541	2,172,809
Total Expenses	<u>12,576,851</u>	<u>12,815,418</u>	<u>13,061,167</u>	<u>13,311,867</u>	<u>13,567,616</u>
Net Loss	<u>\$ (891,348)</u>	<u>\$ (715,826)</u>	<u>\$ (534,683)</u>	<u>\$ (343,686)</u>	<u>\$ (143,915)</u>

See Independent Accountants' Compilation Report on Supplemental Information.

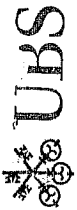
**WHITE OAK MANOR – CHARLOTTE, INC.
 PROJECTED STATEMENTS OF SHAREHOLDER'S EQUITY
 ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
 FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023**

	Common Stock	Retained Earnings (Deficit)	Accumulated Other Comprehensive Loss	Total Shareholder's Equity (Deficit)
BALANCE, SEPTEMBER 30, 2018	\$ 281,450	\$ (5,306,532)	\$ -	\$ (5,025,082)
Net Loss	-	(891,348)	-	(891,348)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2019	281,450	(6,197,880)	-	(5,916,430)
Net Loss	-	(715,826)	-	(715,826)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2020	281,450	(6,913,706)	-	(6,632,256)
Net Loss	-	(534,683)	-	(534,683)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2021	281,450	(7,448,389)	-	(7,166,939)
Net Loss	-	(343,686)	-	(343,686)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2022	281,450	(7,792,075)	-	(7,510,625)
Net Loss	-	(143,915)	-	(143,915)
Distributions to Shareholder	-	-	-	-
BALANCE, SEPTEMBER 30, 2023	<u>\$ 281,450</u>	<u>\$ (7,935,990)</u>	<u>\$ -</u>	<u>\$ (7,654,540)</u>

See Independent Accountants' Compilation Report on Supplemental Information.

WHITE OAK MANOR – CHARLOTTE, INC.
PROJECTED STATEMENTS OF CASH FLOWS
ASSUMING THE HYPOTHETICAL ASSUMPTION ON PAGE 6
FOR THE YEARS ENDING SEPTEMBER 30, 2019 THROUGH 2023

	2019	2020	2021	2022	2023
CASH FLOWS FROM OPERATING ACTIVITIES					
Net Loss	\$ (891,348)	\$ (715,826)	\$ (534,683)	\$ (343,686)	\$ (143,915)
Adjustments to Reconcile Net Income to Net Cash Provided (Used) by Operating Activities:					
Depreciation	83,557	88,647	93,737	98,827	103,917
Deposit Amortization	(7,320)	(11,200)	(15,080)	(18,960)	(21,340)
Deposit Receipts	19,400	19,400	19,400	19,400	19,400
(Increase) in Current Assets:					
Accounts Receivable	(26,687)	(27,754)	(28,864)	(30,019)	(31,220)
Other Current Assets	(1,482)	(1,541)	(1,603)	(1,667)	(1,734)
Increase in Current Liabilities:					
Accounts Payable	7,257	7,475	7,699	7,930	8,168
Intercompany Accounts	957,682	731,589	549,908	358,405	156,660
Accrued Wages and Other Liabilities	14,527	14,963	15,412	15,874	16,351
Net Cash Provided by (Used in) Operating Activities	<u>155,586</u>	<u>105,753</u>	<u>105,926</u>	<u>106,104</u>	<u>106,287</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchases of Property and Equipment	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
Net Change in Assets Limited as to Use - Operating Reserve	(5,586)	(5,753)	(5,926)	(6,104)	(6,287)
Net Cash Used in Investing Activities	<u>(105,586)</u>	<u>(105,753)</u>	<u>(105,926)</u>	<u>(106,104)</u>	<u>(106,287)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash and Cash Equivalents - Beginning of Year	<u>-</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>



UBS Financial Services Inc.
Private Wealth Management
3280 Peachtree Rd NE
21st Floor
Atlanta GA 30305-2430

CPZ2000398601 0918 X14 Y5 0

Your Financial Advisor:

ODYSEY WEALTH MANAGEMENT
Phone: 404-479-6000/800-977-2756

Questions about your statement?

Call your Financial Advisor or the
ResourceLine at 800-762-1000,
account 415009650.

Visit our website:

www.ubs.com/financialservices

Your investment objectives:

You have identified the following investment objectives for this account. If you have questions about these objectives, disagree with them, or wish to change them, please contact your Financial Advisor or Branch Manager. You can find a full description of the alternative investment objectives in *important information about your statement* at the end of this document.

Your return objective:

Current income & capital appreciation

Your risk profile:

Primary - Moderate

Investment eligibility consideration - None selected

Business Services Account

September 2018

Account name: WHITE OAK MANOR INC

Friendly account name: Manor

Account number: Y5 09650 LU

Value of your account

- Your account instructions**
- Your account is currently coded for margin.
 - Your account cost basis default closing method is FIFO, First In, First Out.

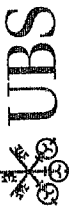
	on August 31 (\$)	on September 28 (\$)
Your assets	597,731.96	598,509.88
Your liabilities	0.00	0.00
Value of your account	\$597,731.96	\$598,509.88

Change in the value of your account

	September 2018 (\$)	Year to date (\$)
Opening account value	\$597,731.96	\$568,226.95
Withdrawals and fees, including investments transferred out	0.00	-1,836.18
Dividend and interest income	2.92	12,559.11
Change in market value	775.00	19,560.00
Closing account value	\$598,509.88	\$598,509.88



Business Services Account
September 2018



Cash activity summary

See Account activity this month for details. Balances in your Sweep Options are included in the opening and closing balances value. FDIC insurance applies to deposits at UBS Bank USA and all banks participating in the UBS FDIC Insured Deposit Program. It does not apply to deposits at UBS AG, Stamford Branch. SIPC protection applies to money market sweep fund holdings but not bank deposits. See Important information about your statement on the last two pages of this document for details.

	September 2018 (\$)	Year to date (\$)
Opening balances	\$11,526.96	\$155,806.95
<i>Additions</i>		
Dividend and interest income	2.92	12,559.11
Proceeds from investment transactions	0.00	50,000.00
Total additions	\$2.92	\$62,559.11
<i>Subtractions</i>		
Other funds debited	0.00	-1,836.18
Funds withdrawn for investments bought	0.00	-205,000.00
Total subtractions	\$0.00	-\$206,836.18
Net cash flow	\$2.92	-\$144,277.07
Closing balances	\$11,529.88	\$11,529.88

Account name: WHITE OAK MANOR INC
Friendly account name: Manor
Account number: Y5 09650 LU

Your Financial Advisor:
ODYSSEY WEALTH MANAGEMENT
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Dividend and interest income earned

For purposes of this statement, taxability of interest and dividend income has been determined from a US reporting perspective. Based upon the residence of the account holder, account type, or product type, some interest and/or dividend payments may not be subject to United States (US) and/or Puerto Rico (PR) income taxes. The client monthly statement is not intended to be used and cannot be relied upon for tax purposes. Clients should refer to the applicable tax reporting forms they receive from UBS annually, such as the 1099-INT, 1099-DIV, and the Forms 480, for tax reporting information. It is the practice of UBS to file the applicable tax reporting forms with the US Internal Revenue Service and PR Treasury Department, and in such forms accurately classify dividends and/or interest as tax exempt or taxable income. Please consult your individual tax preparer.

	September 2018 (\$)	Year to date (\$)
Taxable interest	2.92	70.08
Miscellaneous	0.00	12,475.00
Total current year	\$2.92	\$12,545.08
Prior year adjustment	0.00	14.03
Total dividend & interest	\$2.92	\$12,559.11

Summary of gains and losses

Values reported below exclude products for which gains and losses are not classified.

	Realized gains and losses		Unrealized gains and losses (\$)
	September 2018 (\$)	Year to date (\$)	
Short term	0.00	0.00	-700.00

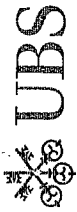
UBS Bank USA Business Account APY

Interest period Aug 7 - Sep 9

Opening UBS Bank USA Business balance Aug 7	\$9,501.96
Closing UBS Bank USA Business balance Sep 9	\$11,529.88
Number of days in interest period	34
Average daily balance	\$10,693.14
Interest earned	\$2.92
Annual percentage yield earned	0.29%



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Business Services Account
September 2018

Account name: WHITE OAK MANOR INC
Friendly account name: Manor
Account number: Y5 09650 LU

Your Financial Advisor:
ODYSSEY WEALTH MANAGEMENT
404-479-6000/800-977-2756

Your assets

Some prices, income and current values shown may be approximate. As a result, gains and losses may not be accurately reflected. See *Important information about your statement* at the end of this document for more information.

Cash

Cash and money balances

Cash and money balances may include available cash balances, UBS Bank USA deposit account balances, UBS FDIC Insured Program Bank Balances, UBS AG Stamford Branch deposit account balances and money market mutual fund sweep balances.

See the *Important information about your statement* at the end of this document for details about those balances.

UBS Bank USA and all UBS FDIC Insured Program Bank deposit account balances are insured by the FDIC within applicable limits, but are not protected by SIPC. UBS AG Stamford Branch deposit account balances are not insured by FDIC and are not protected by SIPC. Money market sweep balances are protected by SIPC but are not insured by the FDIC.

Holding	Opening balance on Sep 1 (\$)	Closing balance on Sep 28 (\$)	Price per share on Sep 28 (\$)	Average rate	Dividend/Interest period	Days in period	Cap amount (\$)
UBS BANK USA BUS ACCT	11,526.96	11,529.88					250,000.00

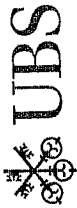
Equities

Structured products

There may be little or no secondary market for structured products. Prices are estimated values obtained from third parties or issuers and do not reflect adjustments taken by such third parties or issuers for financial reporting purposes arising from changes in the market value of such transactions. The value at which you

would be able to purchase, sell, enter into, assign or terminate any instrument will be impacted by other factors, such as hedging and transaction costs, credit considerations, bid-ask spreads and market liquidity.

Holding	Trade date	Quantity	Purchase price/Average price per share (\$)	Cost basis (\$)	Price per share on Sep 28 (\$)	Value on Sep 28 (\$)	Unrealized gain or loss (\$)	Holding period
CREDIT SUISSE AG								
L/O TC-CYN RTY SPX SX5E								
07/30/2020								
Exchange: OTC	Jan 26, 18	10,000.000	10.000	100,000.00	9.870	98,700.00	-1,300.00	ST
CREDIT SUISSE AG								
L/O TC-CYN RTY SPX SX5E								
11/20/2020								
Exchange: OTC	Nov 17, 17	9,000.000	10.000	90,000.00	9.920	89,280.00	-720.00	ST
GS FINANCE CORP								
L/O TC-CYN RTY SPX SX5E								
12/31/2020								
Exchange: OTC	Jun 27, 18	5,500.000	10.000	55,000.00	10.240	56,320.00	1,320.00	ST
Total				\$245,000.00		\$244,300.00	-\$700.00	



Business Services Account
September 2018

Account name: WHITE OAK MANOR INC
Friendly account name: Manor
Account number: Y5 09650 LU

Your Financial Advisor:
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Your assets (continued)

Fixed income

Preferred securities

Holding	Trade date	Number of shares	Purchase price per share (\$)	Cost basis (\$)	Price per share on Sep 28 (\$)	Value on Sep 28 (\$)	Unrealized gain or loss (\$)	Holding period
ESCROW GENERAL MOTORS		2,000.000						
Exchange: OTC								

---Price was unavailable---

---This information was unavailable---

Non-traditional

Private equity funds, Hedge funds, and Other investments are held in your UBS Financial Services Inc. (UBS FS) brokerage account. The positions reported below reflect the records of the issuers, and UBS FS does not guarantee the accuracy of the information. The value shown is not necessarily the value you would receive from the issuer if you sold the assets. Funds actively sold by UBS FS are subject to ongoing due diligence, although the level performed may vary. A closed fund may be subject to no ongoing diligence. A fund that you purchased elsewhere may never have been subject to UBS FS diligence, although UBS FS may receive a fee from the fund's manager, which may constitute a majority of the management/incentive fee. Please contact your Financial Advisor with questions. "Est. value per unit" is an estimate of value supplied by an independent valuation firm and reflects adjustments for factors such as the liquidity of the units.

Estimates of value supplied by issuers of certain programs (which are generally "net asset value" estimates) are shown as "issuer est. value per unit". For Private equity funds, "Est. value per unit" is a value updated quarterly, based on the Net Asset Value ("NAV") in the fund as of the date specified, adjusted by adding capital calls and subtracting distributions since the NAV date. The NAV is primarily based on estimated portfolio values provided by the underlying fund sponsor. These two values may vary because of differences in the way they were estimated and because the "Third party est. value per unit" may have been prepared on the basis of financial information other than year-end. Reported estimates may not reflect resale, liquidation or repurchase value, if any, and may not reflect distributions of capital until the next valuation is reported, generally on an annual or semi-annual basis. See *Important information about your statement at the end of this statement.*

Hedge funds

Holding	Number of shares	Purchase price/Average price per share (\$)	Client investment (\$)	Cost basis (\$)	Price per share on Sep 28 (\$)	Value on Sep 28 (\$)	Unrealized (tax) gain or loss (\$)	Investment return (\$)	Holding period
MILLENNIUM USA					1.000	342,680.00			LT
HEDGEFOCUS FUND LP									
A/O 07/31/18									
Initial trade date: unavailable									

Your total assets

	Value on Sep 28 (\$)	Percentage of your account	Cost basis (\$)	Estimated annual income (\$)	Unrealized gain or loss (\$)
Cash	11,529.88	1.93%	11,529.88		
Equities	244,300.00	40.82%	245,000.00		-700.00
Fixed Income					
Non-traditional	342,680.00	57.25%	237,500.00		
Total	\$598,509.88	100.00%	\$256,529.88		-\$700.00

* Missing cost basis information.



Business Services Account
September 2018

Account name: WHITE OAK MANOR INC
Friendly account name: Manor
Account number: Y5 09650 LU

Your Financial Advisor:
ODYSSEY WEALTH MANAGEMENT
404-479-6000/800-977-2756

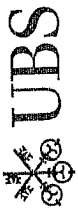
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Account activity this month

For more information about the price/value shown for restricted securities, see *Important information about your statement* at the end of this document.

Date	Activity	Description	Your expense code	Quantity/ Face value	Price/Value (\$)	Cash amount (\$)	Cash and money balance (\$)
Aug 31		Cash and money balance					\$11,526.96
Sep 10	Interest	UBS BANK USA BUSINESS ACCOUNT AS OF 09/07/18					
Sep 28		Closing cash and money balance				2.92	11,529.88
Money balance activities							
Aug 31		Balance forward					Amount (\$) \$11,526.96
Sep 10	Deposit	UBS BANK USA BUSINESS ACCOUNT AS OF 09/07/18				2.92	
Sep 28		Closing UBS Bank USA Business Account					\$11,529.88

The UBS Bank USA Business Account is your primary sweep option.

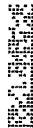


Your notes

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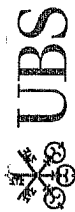
End of statement for account number Y5 09650 LU





UBS Financial Services Inc.
Private Wealth Management
3280 Peachtree Rd NE
21st Floor
Atlanta GA 30305-2430

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UBS Strategic Advisor

September 2018

Your Financial Advisor:

ODYSSEY WEALTH MANAGEMENT
Phone: 404-479-6000/800-977-2756

Questions about your statement?

Call your Financial Advisor or the
ResourceLine at 800-762-1000,
account 415012826.

Visit our website:

www.ubs.com/financialservices

Your investment objectives:

You have identified the following investment objectives for this account. If you have questions about these objectives, disagree with them, or wish to change them, please contact your Financial Advisor or Branch Manager. You can find a full description of the alternative investment objectives in *Important information about your statement* at the end of this document.

Your return objective:

Current income & capital appreciation

Your risk profile:

Primary - Moderate
Investment eligibility consideration - None selected

Account name: WHITE OAK MANOR INC

Friendly account name: Manor - SA

Account number: Y5 12826 LU

Value of your account

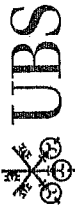
	on August 31 (\$)	on September 28 (\$)
Your assets	114,005.71	114,347.07
Your liabilities	0.00	0.00
Value of your account	\$114,005.71	\$114,347.07

Your account instructions

- Your account is currently coded for margin.
- Your account cost basis default closing method is FIFO, First In, First Out.

Change in the value of your account

	September 2018 (\$)	Year to date (\$)
Opening account value	\$114,005.71	\$110,987.52
Deposits, including investments transferred in	0.00	1,836.18
Withdrawals and fees, including investments transferred out	0.00	-836.18
Dividend and interest income	314.10	3,014.93
Change in market value	27.26	-655.38
Closing account value	\$114,347.07	\$114,347.07



UBS Strategic Advisor
September 2018

Account name: WHITE OAK MANOR INC
Friendly account name: Manor - SA
Account number: Y5 12826 LU

Your Financial Advisor:
ODYSSEY WEALTH MANAGEMENT
404-479-6000/800-977-2756

Cash activity summary

See *Account activity this month* for details. Balances in your Sweep Options are included in the opening and closing balances value. FDIC insurance applies to deposits at UBS Bank USA and all banks participating in the UBS FDIC Insured Deposit Program. It does not apply to deposits at UBS AG, Stamford Branch. SIPC protection applies to money market sweep fund holdings but not bank deposits. See *Important information about your statement* on the last two pages of this document for details.

	September 2018 (\$)	Year to date (\$)
Opening balances	\$0.00	\$0.00
<i>Additions</i>		
Deposits and other funds credited	0.00	1,836.18
Dividend and interest income	314.10	3,014.93
Total additions	\$314.10	\$4,851.11
<i>Subtractions</i>		
Professional management fees and related services	0.00	-836.18
Funds withdrawn for investments bought	-314.10	-4,014.93
Total subtractions	-\$314.10	-\$4,851.11
Closing balances	\$0.00	\$0.00

Dividend and interest income earned

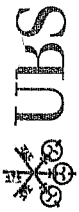
For purposes of this statement, taxability of interest and dividend income has been determined from a US tax reporting perspective. Based upon the residence of the account holder, account type, or product type, some interest and/or dividend payments may not be subject to United States (US) and/or Puerto Rico (PR) income taxes. The client monthly statement is not intended to be used and cannot be relied upon for tax purposes. Clients should refer to the applicable tax reporting forms they receive from UBS annually, such as the Forms 1099 and the Forms 480, for tax reporting information. It is the practice of UBS to file the applicable tax reporting forms with the US Internal Revenue Service and PR Treasury Department, and in such forms accurately classify dividends and/or interest as tax exempt or taxable income. Please consult your individual tax preparer.

	September 2018 (\$)	Year to date (\$)
Taxable dividends	314.10	2,717.97
Total current year	\$314.10	\$2,717.97
Proportionate adjustment	0.00	296.96
Total dividend & interest	\$314.10	\$3,014.93

Summary of gains and losses

Values reported below exclude products for which gains and losses are not classified.

	Realized gains and losses		Unrealized gains and losses (\$)
	September 2018 (\$)	Year to date (\$)	
Short term	0.00	0.00	-9.04
Long term	0.00	0.00	-1,079.37
Total	\$0.00	\$0.00	-\$1,088.41



UBS Strategic Advisor
September 2018

Your assets

Some prices, income and current values shown may be approximate. As a result, gains and losses may not be accurately reflected. See *Important information about your statement* at the end of this document for more information.

Fixed income Mutual funds

Total/reinvested is the total of all reinvested dividends. It does not include any cash dividends. It is not a tax lot for the purposes of determining holding periods or cost basis. The shares you receive each time you reinvest dividends become a separate tax lot.

Cost basis is the total purchase cost of the security, including reinvested dividends. The cost basis may need to be adjusted for return of capital payments in order to determine the adjusted cost basis for tax reporting purposes.

Unrealized (tax) gain or loss is the difference between the current value and the cost basis and would generally be your taxable gain or loss if the security was sold on this date. The unrealized (tax) gain or loss may need to be adjusted for return of capital payments in order to determine the realized gain or loss for tax reporting purposes.

Investment return is the current value minus the amount you invested. It does not include shares that are not reflected on your statement, including shares that have been realized as either a gain or a loss. It also does not include cash dividends that were not reinvested.

Holding	Number of shares	Purchase price/Average price per share (\$)	Client investment (\$)	Cost basis (\$)	Price per share on Sep 28 (\$)	Value on Sep 28 (\$)	Unrealized (tax) gain or loss (\$)	Investment return (\$)	Holding period
BRAMSHILL INCOME									
PERFORMANCE FUND CLASS									
INSTL									
Symbol: BRMIX									
Trade date: May 18, 17	3,917.728	10.209	40,000.00	40,000.00	9.870	38,667.98	-1,332.02		LT
Total reinvested	229.720	9.931		2,281.39	9.870	2,267.34	-14.05		
EAI: \$1,675 Current yield: 4.09%									
Security total	4,147.448	10.195	40,000.00	42,281.39		40,935.31	-1,346.07	935.32	
GUGGENHEIM MACRO									
OPPORTUNITIES FUND CLASS									
INSTITUTIONAL									
Symbol: GIOIX									
Trade date: Aug 7, 15	2,354.945	26.542	62,505.00	62,505.00	26.570	62,570.89	65.89		LT
Total reinvested	370.055	26.051		9,640.60	26.570	9,832.36	191.76		
EAI: \$2,373 Current yield: 3.28%									
Security total	2,725.000	26.475	62,505.00	72,145.60		72,403.25	257.65	9,898.25	
PUTNAM SHORT DURATION									
INCOME FUND Y									
Symbol: PSDYX									

continued next page



UBS Strategic Advisor
September 2018

Account name: WHITE OAK MANOR INC
Friendly account name: Manor - SA
Account number: Y5 12826 LU

Your Financial Advisor:
ODYSEY WEALTH MANAGEMENT
404-479-6000/800-977-2756

Your assets > Fixed income > Mutual funds (continued)

Holding	Number of shares	Purchase price/Average price per share (\$)	Client investment (\$)	Cost basis (\$)	Price per share on Sep 28 (\$)	Value on Sep 28 (\$)	Unrealized (tax) gain or loss (\$)	Investment return (\$)	Holding period
Trade date: Apr 17, 18	99.404	10.059	1,000.00	1,000.00	10.060	1,000.00			ST
Total reinvested	0.846	10.047		8.51	10.060	8.51	0.01		
EAI: \$19 Current yield: 1.88%									
Security total	100.250	10.060	1,000.00	1,008.51		1,008.51	0.01	8.51	
Total			\$103,505.00	\$115,435.49		\$114,347.07	-\$1,088.41	\$10,842.07	

Total estimated annual income: \$4,067

Your total assets

Fixed income	Mutual funds	Total
Value on Sep 28 (\$)	114,347.07	115,435.49
Percentage of your account	100.00%	100.00%
Estimated annual income (\$)	4,067.00	4,067.00
Unrealized gain or loss (\$)	-1,088.41	-1,088.41
Total	\$114,347.07	\$115,435.49

Account activity this month

For more information about the price/value shown for restricted securities, see *important information about your statement* at the end of this document.

Date	Activity	Description	Your expense code	Quantity/Face value	Price/Value (\$)	Cash amount (\$)	Cash and money balance (\$)
Aug 31		Cash and money balance					\$0.00
Sep 4	Dividend	PUTNAM SHORT DURATION INCOME FUND Y AS OF 08/31/18 SYMBOL: PSDYX			2.10		
Sep 4	Reinvestment	PUTNAM SHORT DURATION INCOME FUND Y DIVIDEND REINVESTED AT 10.06 NAV ON 08/31/18 AS OF 08/31/18 SYMBOL: PSDYX		0.209	-2.10		
Sep 4	Dividend	GUGGENHEIM MACRO OPPORTUNITIES FUND CLASS INSTITUTIONAL AS OF 08/31/18 SYMBOL: GIOIX			220.55		
Sep 4	Reinvestment	GUGGENHEIM MACRO OPPORTUNITIES FUND CLASS INSTITUTIONAL DIVIDEND REINVESTED AT 26.56 NAV ON 08/31/18 AS OF 08/31/18 SYMBOL: GIOIX		8.304	-220.55		

continued next page



UBS Strategic Advisor
September 2018



Account name: WHITE OAK MANOR INC
Friendly account name: Manor - SA
Account number: Y5 12826 LU

Your Financial Advisor:
ODYSSEY WEALTH MANAGEMENT
404-479-6000/800-977-2756

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Account activity this month (continued)

Date	Activity	Description	Your expense code	Quantity/ Face value	Price/Value (\$)	Cash amount (\$)	Cash and money balance (\$)
Sep 4	Dividend	BRAMSHILL INCOME PERFORMANCE FUND CLASS INSTL AS OF 08/31/18 SYMBOL: BRMSX				91.45	
Sep 4	Reinvestment	BRAMSHILL INCOME PERFORMANCE FUND CLASS INSTL DIVIDEND REINVESTED AT 9.87 NAV ON 08/31/18 AS OF 08/31/18 SYMBOL: BRMSX		9.265		-91.45	
Sep 28		Closing cash and money balance					\$0.00
		Funds used for investment transactions					-\$314.10



Your notes

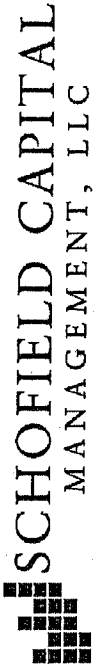
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End of statement for account number Y5 12826 LU

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COMMONWEALTH FINANCIAL NETWORK
29 SAWYER ROAD
WALTHAM, MA 02453



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WHITE OAK MANOR INC
PO BOX 3347
SPARTANBURG SC 29304



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

STATEMENT FOR THE PERIOD SEPTEMBER 1, 2018 TO SEPTEMBER 30, 2018

WHITE OAK MANOR INC - Corporation
Account Number: B36-257281

YOUR ACCOUNT REPRESENTATIVE For questions about your accounts:
IS Local: 404.364.1881

MARTIN SCHOFIELD
RR#: H2P
brent@schofieldcapital.com

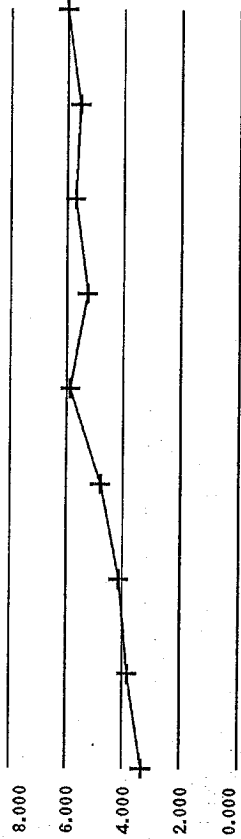
TOTAL VALUE OF YOUR PORTFOLIO **\$6,016,212.81**

FOR YOUR INFORMATION

SECURITIES OFFERED THROUGH COMMONWEALTH FINANCIAL NETWORK
MEMBER FINRA, SIPC. YOU CAN CONTACT COMMONWEALTH AT 781-736-0700.

CHANGE IN VALUE OF YOUR PORTFOLIO

\$ millions



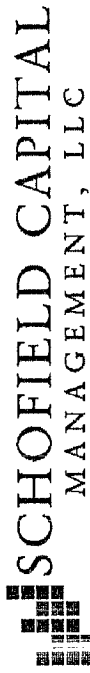
2010 2011 2012 2013 2014 2015 2016 2017 CURRENT
Change In Value Of Your Portfolio information can be found in Miscellaneous Footnotes at the end of this statement.

COMMONWEALTH FINANCIAL NETWORK

MN_CEBGDJTKBBBMCQR_BBBBB 201.80928

Account carried with National Financial Services LLC, Member
NYSE, SIPC

Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$6,082,782.63	\$5,561,747.50
Additions and Withdrawals	\$0.00	\$0.00
Income	\$9,571.83	\$66,837.94
Taxes, Fees and Expenses	\$0.00	(\$42,281.04)
Change in Value	(\$76,141.65)	\$429,908.41
ENDING VALUE (AS OF 09/30/18)	\$6,016,212.81	\$6,016,212.81
Total Pending Accrued Dividends	\$7,091.17	
Ending Value with Accrued Dividends	\$6,023,303.98	

Refer to Miscellaneous Footnotes for more information on Change in Value.

Pending dividends and stock distributions reflect projected values only, are subject to change and may not represent the actual amount, if any, that you may receive. This information is provided for informational purposes only and should not be relied on for tax reporting or other purposes.

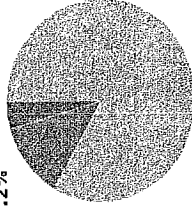
INCOME	Current Period	Year-to-Date
TAXABLE	\$7,940.08	\$52,692.78
Taxable Dividends	\$7,940.08	\$52,692.78
TOTAL TAXABLE	\$7,940.08	\$52,692.78
NON-TAXABLE	\$1,631.75	\$14,145.16
Non-Taxable Dividends	\$1,631.75	\$14,145.16
TOTAL NON-TAXABLE	\$1,631.75	\$14,145.16
TOTAL INCOME	\$9,571.83	\$66,837.94

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

TAXES, FEES AND EXPENSES	Current Period	Year-to-Date
Account Fees	\$0.00	(\$42,281.04)
TOTAL TAXES, FEES AND EXPENSES	\$0.00	(\$42,281.04)

ACCOUNT ALLOCATION

Money Markets 4.4%
 Fixed Income 12.2%



Equities 83.4%

Money, Markets	Percent	Prior Period	Current Period
Equities	83.4	\$43,451.14	\$262,306.85
Fixed Income	12.2	\$5,302,423.68	\$5,019,522.77
TOTAL	100.0 %	\$6,082,782.63	\$6,016,212.81

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.



Statement for the Period September 1, 2018 to September 30, 2018

WHITE OAK MANOR INC - Corporation
Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

Account Overview *continued*

MESSAGES AND ALERTS

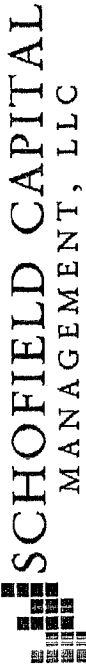
Commonwealth Financial Network advisory clients may request our Form ADV Part II by writing to Commonwealth Financial Network Mail Stop ADV Offer 29 Sawyer Road Waltham, MA 02453. Please include your name, address, and account number in your request.

COMMONWEALTH FINANCIAL NETWORK

MN_CEBGDJKBBBMCQR_BBBB 20180928

Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

Holdings

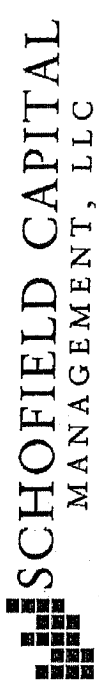
For additional information regarding your holdings, please refer to the footnotes at the end of the statement.

CASH AND CASH EQUIVALENTS - 4.36% of Total Account Value

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
Money Markets					
FIDELITY GOVT MMKT CAPITAL RESERVES CL	FZAXX	262,306.85	\$1.00	\$262,306.85	
7 DAY YIELD 1.13%	CASH				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
Total Cash and Cash Equivalents				\$262,306.85	

HOLDINGS > EQUITIES - 6.31% of Total Account Value

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
Equity					
BLACKROCK LTD DURATION INCOME TR COM SHS	BLW	563.834	\$14.89	\$8,395.49	\$537.90
Estimated Yield 6.40%	CASH				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
BRANDYWINEGBL GLBAL INM OPR TUN COM	BWG	1,749.294	\$10.92	\$19,102.29	\$1,605.85
Estimated Yield 8.40%	CASH				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
Next Dividend Payable: 10/01/18					
INVESCO VAN KAMPEN MUN INC TR COM	VCV	7,342.186	\$11.70	\$85,903.58	\$4,585.20
Estimated Yield 5.33%	CASH				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
NUVEEN AMT FREE MUN CR INC FD COM	NVG	4,854.602	\$14.56	\$70,683.01	\$4,087.57



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Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281

HOLDINGS > EQUITIES *continued*

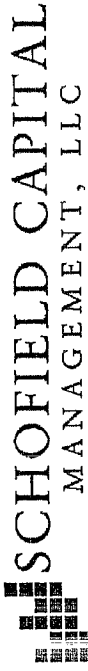
Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
NUVEEN AMT FREE MUN CR INC FD COM	NVG CASH	<i>continued</i>			
Estimated Yield 5.78%					
Dividend Option Cash					
Capital Gain Option Cash					
Next Dividend Payable: 10/01/18					
PIMCO MUN INCOME FD II COM	PML CASH	8,951,522	\$13.23	\$118,428.64	\$6,982.19
Estimated Yield 5.89%					
Dividend Option Reinvest					
Capital Gain Option Reinvest					
Next Dividend Payable: 10/01/18					
WESTERN ASSET CORPORATE LN FD COM	TLI CASH	7,775,948	\$9.94	\$77,292.92	\$4,945.50
Estimated Yield 6.39%					
Dividend Option Reinvest					
Capital Gain Option Reinvest					
Next Dividend Payable: 10/01/18					
Total Equity				\$379,805.93	\$22,744.21
Total Equities				\$379,805.93	\$22,744.21

HOLDINGS > MUTUAL FUNDS - 7.38% of Total Account Value

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
Fixed Income					
IVY-HIGH INCOME CLASSY	WHIYX CASH	21,823,644	\$7.47	\$163,022.62	\$10,823.39
Estimated Yield 6.63%					
Dividend Option Reinvest					
Capital Gain Option Reinvest					
PIMCO DYNAMIC BOND FUND I-2	PUCPX CASH	9,634,202	\$10.75	\$103,567.67	\$3,083.46
Estimated Yield 2.97%					
Dividend Option Cash					
Capital Gain Option Cash					
PIMCO INVMT GRADE CREDIT BOND FD I-2	PBDPX CASH	6,099,545	\$10.05	\$61,300.43	\$2,354.64
Estimated Yield 3.84%					
Dividend Option Cash					
Capital Gain Option Cash					

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Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

HOLDINGS > MUTUAL FUNDS continued

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
THORNBURG LTD TERM MUNICIPAL FUND CL I	LTMIX CASH	8,229.896	\$14.10	\$116,041.53	\$2,277.30
Estimated Yield	1.96%				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
Total Fixed Income				\$443,932.25	\$18,538.79
Total Mutual Funds				\$443,932.25	\$18,538.79

HOLDINGS > EXCHANGE TRADED PRODUCTS - 81.95% of Total Account Value

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
Equity					
FIRST TR EXCHANGE TRADED FD DOW JONES INTERNET INDEX FD	FDN CASH	2,100	\$141.54	\$297,234.00	
Dividend Option Reinvest					
Capital Gain Option Reinvest					
FIRST TR EXCHANGE TRADED FD VI DORSEY WRIGHT FOCUS 5 ETF	FV CASH	13,840.477	\$30.90	\$427,670.74	\$2,244.93
Estimated Yield	0.52%				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
INVESCO EXCHANGE TRADED FD TR S&P500 EOL WGT	RSP CASH	7,327.594	\$106.81	\$782,660.32	\$13,018.20
Estimated Yield	1.66%				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
INVESCO EXCHNG TRADED FD TR II S&P500 LOW VOL	SPLV CASH	7,011.682	\$49.52	\$347,218.49	\$6,967.23
Estimated Yield	2.00%				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
INVESCO 000 TR UNIT SER 1	000 CASH	3,128.987	\$185.79	\$581,334.49	\$4,111.74
Estimated Yield	0.70%				
Dividend Option Reinvest					
Capital Gain Option Reinvest					



Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281

SCHOFIELD CAPITAL MANAGEMENT, LLC

Your Account Representative does business as Schofield Capital Management
and offers securities through Commonwealth Financial Network, Member FINRA/SIPC

HOLDINGS > EXCHANGE TRADED PRODUCTS *continued*

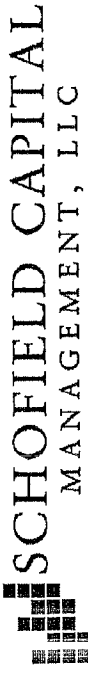
Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
INVECO 000 TR UNIT SER 1 Next Dividend Payable: 10/31/18	000 CASH				
ISHARES CORE S&P SMALL-CAP E Estimated Yield: 1.19% Dividend Option Reinvest Capital Gain Option Reinvest Next Dividend Payable: 10/02/18	IJR CASH	4,593,989	\$87.24	\$400,779.60	\$4,771.91
ISHARES RUSSELL 2000 GROWTH ETF Estimated Yield: 0.60% Dividend Option Reinvest Capital Gain Option Reinvest Next Dividend Payable: 10/02/18	IWO CASH	2,044,242	\$215.08	\$439,675.57	\$2,677.15
ISHARES S&P MID CAP 400 GROWTH ETF Estimated Yield: 1.00% Dividend Option Reinvest Capital Gain Option Reinvest Next Dividend Payable: 10/02/18	IJK CASH	1,931,723	\$232.94	\$449,975.56	\$4,532.11
SECTOR SPDR TR SHS BEN INT INDUSTRIAL Estimated Yield: 1.77% Dividend Option Cash Capital Gain Option Cash	XLI CASH	1,732	\$78.40	\$135,788.80	\$2,415.21
SELECT SECTOR SPDR TR CONSUMER DISCRETIONARY FORMERLY CYCLICAL/TRANSN TO 06/24/2002 Estimated Yield: 1.09% Dividend Option Cash Capital Gain Option Cash	XLY CASH	1,251	\$117.22	\$146,642.22	\$1,609.44
SELECT SECTOR SPDR TR HEALTH CARE FORMERLY CONSUMER SVCS TO 06/24/2002 Estimated Yield: 1.38% Dividend Option Cash Capital Gain Option Cash	XLV CASH	1,525	\$95.15	\$145,103.75	\$2,002.79
SPDR S&P MIDCAP 400 ETF TR UT SER1 S&PDCRP Estimated Yield: 1.41% Dividend Option Reinvest	MDY CASH	1,321,595	\$367.46	\$485,633.30	\$6,865.42

COMMONWEALTH FINANCIAL NETWORK

MN_CERGDJTKBBBMCQR_BBBB 20180928

Account carried with National Financial Services LLC, Member
NYSE, SIPC

Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

HOLDINGS > EXCHANGE TRADED PRODUCTS continued

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/18	Current Market Value	Estimated Annual Income
SPDR S&P MIDCAP 400 ETF TR UTSR1	MDY			\$4,639,716.84	\$51,216.13
Capital Gain Option Reinvest					
Next Dividend Payable: 10/31/18					
Total Equity					
Fixed Income					
ISHARES NATIONAL MUNI BOND ETF	MUB CASH	610.596	\$107.94	\$65,907.73	\$1,585.35
Estimated Yield 2.40%					
Dividend Option Reinvest					
Capital Gain Option Reinvest					
ISHARES TR SH TR CRPORT. ETF	IGSB CASH	4,332.302	\$51.83	\$224,543.21	\$4,471.91
Estimated Yield 1.99%					
Dividend Option Reinvest					
Capital Gain Option Reinvest					
Total Fixed Income				\$290,450.94	\$6,057.26
Total Exchange Traded Products				\$4,930,167.78	\$57,273.39
Total Securities				\$5,763,905.96	\$98,556.39
TOTAL PORTFOLIO VALUE				\$6,016,212.81	\$98,556.39

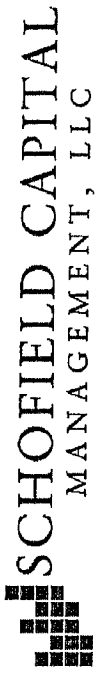
Activity

PURCHASES, SALES, AND REDEMPTIONS

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
08/31/18	CASH	REINVESTMENT	THORNBURG LTD TERM MUNICIPAL FUND CL REINVEST @ \$14.1700	13.542	(\$191.89)



Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

PURCHASES, SALES, AND REDEMPTIONS continued

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
09/04/18	CASH	REINVESTMENT	BRANDYWINEGBL GLBAL INM OPTUN COM REINVEST @ \$11.3221 TRADE DATE 09-30-18	11.74	(\$132.92)
09/04/18	CASH	REINVESTMENT	PIMCO MUNI INCOME FD II COM: DTC DISCOUNT PLAN: REINVEST @ \$12.5875 MKT PRICE= \$13.2500	45.987	(\$609.33)
09/04/18	CASH	REINVESTMENT	WESTERN ASSET CORPORATE LN FD COM REINVEST @ \$9.9874 TRADE DATE 09-30-18	41.047	(\$409.95)
09/10/18	CASH	YOU BOUGHT	INVESCO EXCHNG TRADED FD TR II S&P500 LOW VOL DISCRETION EXERCISED AVERAGE PRICE TRADE DETAILS UPON REQUEST @ 50.2083	7.000	(\$351,530.05)
09/10/18	CASH	REINVESTMENT	ISHARES NATIONAL MUNI BOND ETF REINVEST @ \$108.5852 TRADE DATE 09-06-18	1.287	(\$139.73)
09/28/18	CASH	REINVESTMENT	BLACKROCK LTD DURATION INCOME TR COM SHS REINVEST @ \$14.8221 TRADE DATE 09-26-18	3.008	(\$44.59)
09/28/18	CASH	REINVESTMENT	FIRST TR EXCHANGE TRADED FD VI DORSEY WRIGHT FOCUS 5 ETF REINVEST @ \$31.1690 TRADE DATE 09-26-18	10.427	(\$325.01)
09/28/18	CASH	REINVESTMENT	INVESCO VAN KAMPEN MUNI INC TR COM REINVEST @ \$11.6301 TRADE DATE 09-26-18	32.056	(\$372.82)
09/28/18	CASH	REINVESTMENT	INVESCO EXCHNG TRADED FD TR II S&P500 LOW VOL REINVEST @ \$49.4226 TRADE DATE 09-26-18	11.662	(\$577.36)
Total Securities Purchased					(\$354,333.65)

COMMONWEALTH FINANCIAL NETWORK

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Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

PURCHASES, SALES, AND REDEMPTIONS *continued*

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
Securities Sold					
09/10/18	CASH	YOU SOLD	INVESCO 000 TR UNIT SER 1 DISCRETION EXERCISED @ 181.2979	(700)	\$126,894.93
09/10/18	CASH	YOU SOLD	INVESCO EXCHANGE TRADED FD TR DYNAMIC LRG VALU DISCRETION EXERCISED AVERAGE PRICE TRADE DETAILS UPON REQUEST @ 37.5405	(9,470)	\$355,407.26
09/10/18	CASH	YOU SOLD	ISHARES MSCI EAFE ETF DISCRETION EXERCISED @ 65.74	(1,237)	\$81,305.00
Total Securities Sold					\$563,607.19

ACTIVITY > CORE FUND ACTIVITY

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
09/04/18	CASH	YOU BOUGHT	FIDELITY GOVT MMKT CAPITAL RESERVES CL @ 1	865.11	(\$865.11)
09/10/18	CASH	YOU BOUGHT	FIDELITY GOVT MMKT CAPITAL RESERVES CL @ 1	212,595.76	(\$212,595.76)
09/26/18	CASH	YOU BOUGHT	FIDELITY GOVT MMKT CAPITAL RESERVES CL @ 1	1,663.97	(\$1,663.97)
09/28/18	CASH	YOU BOUGHT	FIDELITY GOVT MMKT CAPITAL RESERVES CL @ 1	3,560.62	(\$3,560.62)
09/28/18	CASH	REINVESTMENT	FIDELITY GOVT MMKT CAPITAL RESERVES CL REINVEST @ \$1,000	170.25	(\$170.25)
TOTAL CORE FUND ACTIVITY					(\$718,855.71)

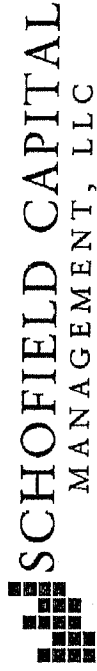
COMMONWEALTH FINANCIAL NETWORK
 MN_CEBGDJIKBBBMCOR_BBBB 20180928

Account carried with National Financial Services LLC, Member NYSE, SIPC



Statement for the Period September 1, 2018 to September 30, 2018

WHITE OAK MANOR INC - Corporation
Account Number: B36-257281



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ACTIVITY > MISCELLANEOUS & CORPORATE ACTIONS

This section includes miscellaneous and certain corporate action transactions such as mergers, acquisitions, currency conversions, shares delivered or received in-kind, with a zero dollar amount at the time the transaction occurred. It also includes Return of Principal transactions.

Date	Account Type	Transaction	Description	Quantity	Amount
09/10/18	CASH	IN LIEU OF FRX SHARE	INVESCO EXCHANGE TRADED FD TR DYNAMIC LRG VALU	(0.146)	\$5.48
09/10/18	CASH	IN LIEU OF FRX SHARE	ISHARES MSCI EAFE ETF	(0.074)	\$4.86

ACTIVITY > INCOME > TAXABLE INCOME

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
08/31/18	CASH	DIVIDEND RECEIVED	PIMCO DYNAMIC BOND FUND I-Z		\$328.94
08/31/18	CASH	DIVIDEND RECEIVED	PIMCO INVMT GRADE CREDIT BOND FUND I-Z		\$218.19
09/04/18	CASH	DIVIDEND RECEIVED	BRANDYWINEGBL GLBAL INNM OPRITUN COM		\$132.92
09/04/18	CASH	DIVIDEND RECEIVED	WESTERN ASSET CORPORATE LN FUND COM		\$409.95
09/10/18	CASH	DIVIDEND RECEIVED	ISHARES TR SH TR CRPORT ETF		\$508.28
09/26/18	CASH	DIVIDEND RECEIVED	SELECT SECTOR SPDR TR HEALTH CARE FORMERLY CONSUMER SVCS TO 06/24/2002		\$559.80
09/26/18	CASH	DIVIDEND RECEIVED	SELECT SECTOR SPDR TR CONSUMER DISCRETIONARY FORMERLY CYCLICAL/ TRANSN TO 06/24/2002		\$439.37

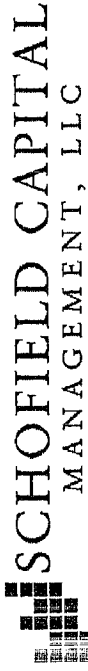
COMMONWEALTH FINANCIAL NETWORK

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Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2018 to September 30, 2018

WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



Your Account Representative does business as Schofield Capital Management and offers securities through Commonwealth Financial Network, Member FINRA/SIPC.

ACTIVITY > INCOME > TAXABLE INCOME *continued*

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
09/26/18	CASH	DIVIDEND RECEIVED	SECTOR SPDR TR SHS BEN INT INDUSTRIAL		\$664.80
09/28/18	CASH	DIVIDEND RECEIVED	BLACKROCK LTD DURATION INCOME TR COM SHS		\$44.59
09/28/18	CASH	DIVIDEND RECEIVED	FIDELITY GOVT MMKT CAPITAL RESERVES CL DIVIDEND RECEIVED		\$170.25
09/28/18	CASH	DIVIDEND RECEIVED	FIRST TR EXCHANGE TRADED FD VI DORSEY WRIGHT FOCUS 5 ETF		\$325.01
09/28/18	CASH	DIVIDEND RECEIVED	INVESCO EXCHANGE TRADED FD TR S&P500 EQL WGT		\$3,560.62
09/28/18	CASH	DIVIDEND RECEIVED	INVESCO EXCHNG TRADED FD TR II S&P500 LOW VOL		\$577.36
Total Taxable Dividends					\$7,940.08
Total Taxable Income					\$7,940.08

ACTIVITY > INCOME > NON-TAXABLE INCOME

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
Non-Taxable Dividends					
08/31/18	CASH	DIVIDEND RECEIVED	THORNBURG LTD TERM MUNICIPAL FUND CL I		\$191.89
09/04/18	CASH	DIVIDEND RECEIVED	NUVEEN AMT FREE MUN CR INC FD COM		\$317.98



Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



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ACTIVITY > INCOME > NON-TAXABLE INCOME *continued*

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
09/04/18	CASH	DIVIDEND RECEIVED	PIMCO MUN INCOME FD II COM; DIV AMT = \$578.86; REPORTABLE INCOME = MARKET VALUE OF REINVESTED SHARES		\$609.33
09/10/18	CASH	DIVIDEND RECEIVED	ISHARES NATIONAL MUNI BOND ETF		\$139.73
09/28/18	CASH	DIVIDEND RECEIVED	INVESCO VAN KAMPEN MUN INC TR COM		\$372.82
Total Non-Taxable Dividends					\$1,631.75
Total Non-Taxable Income					\$1,631.75
TOTAL INCOME					\$9,571.83

ACTIVITY > PENDING DISTRIBUTIONS

Pending dividends and stock distributions reflect projected values only, are subject to change and may not represent the actual amount, if any, that you may receive. This information is provided for informational purposes only and should not be relied on for tax reporting or other purposes.

Symbol/Cusip	Security Description	Eligible Quantity	Rate	Payment Amount
Pending Accrued Dividends				
BWG	BRANDYWINEGBL GLOBAL INM OPRTUN COM	1,749.294	\$0.08	\$133.82
IJK	ISHARES S&P MID CAP 400 GROWTH ETF	1,931.723	\$0.67	\$1,298.99
IJR	ISHARES CORE S&P SMALL-CAP E	4,593.989	\$0.29	\$1,319.91
IWO	ISHARES RUSSELL 2000 GROWTH ETF	2,044.242	\$0.29	\$599.17
MDY	SPDR S&P MIDCAP 400 ETF TR UTSER1 S&PDCRP	1,321.595	\$1.06	\$1,395.54
NVG	NUVEEN AMT FREE MUN CR INC FD COM	4,854.602	\$0.07	\$317.98
PML	PIMCO MUN INCOME FD II COM	8,951.522	\$0.07	\$581.85

COMMONWEALTH FINANCIAL NETWORK

Account carried with National Financial Services LLC, Member NYSE, SIPC

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Statement for the Period September 1, 2018 to September 30, 2018
 WHITE OAK MANOR INC - Corporation
 Account Number: B36-257281



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ACTIVITY > PENDING DISTRIBUTIONS *continued*

Symbol/Cusip	Security Description	Eligible Quantity	Rate	Payment Amount
000	INVESCO QQQ TR UNIT SER 1	3,128.987	\$0.33	\$1,031.78
TLJ	WESTERN ASSET CORPORATE LN FD COM	7,775.948	\$0.05	\$412.13
Total Pending Accrued Dividends				\$7,091.17

Miscellaneous Footnotes

CHANGE IN VALUE OF YOUR PORTFOLIO is the change in market value of your portfolio assets over the time period shown. The portfolio assets include the market value of all the securities in the account, plus insurance and annuity assets if applicable. The time frame of the graph is from account opening or September 2011, whichever is later, to the current period. Please note that large increases and/or declines in the change in the value of the portfolio can be due to additions, distribution and/or performance.

CHANGE IN VALUE reflects appreciation or depreciation of your holdings due to price changes plus any activity not reflected within Additions and Withdrawals, Income, Taxes, Fees and Expenses, and Other Activity sections. Change in Value does not reflect activity related to assets in which NFS is not the custodian (e.g. Insurance and Annuities, Assets Held Away and Other Assets Held Away).

CALLABLE SECURITIES LOTTERY - When street name or bearer securities held for you are subject to a partial call or partial redemption by the issuer, NFS may or may not receive an allocation of called/redeemed securities by the issuer, transfer agent and/or depository. If NFS is allocated a portion of the called/redeemed securities, NFS utilizes an impartial lottery allocation system, in accordance with applicable rules, that randomly selects the securities within customer accounts that will be called/redeemed. NFS allocations are not made on a pro rata basis and it is possible for you to receive a full or partial allocation, or no allocation. You have the right to withdraw uncalled fully paid securities at any time prior to the cutoff date and time established by the issuer, transfer agent and/or depository with respect to the partial call, and also to withdraw excess margin securities provided your account is not subject to restriction under Regulation T or such withdrawal will not cause an undermargined condition.

PRICING INFORMATION - Prices displayed are obtained from sources that may include pricing vendors, broker/dealers who clear through NFS and/or other sources. Prices may not reflect current fair market value and/or may not be readily marketable or redeemable at the prices shown.

FOREIGN EXCHANGE TRANSACTIONS - Some transaction types necessitate a foreign currency exchange (FX) in order to settle. FX transactions may be effected by Fidelity Forex, Inc. on a principal basis. Fidelity Forex, Inc., an affiliate of NFS, may impose a commission or markup on the prevailing interbank market price, which may result in a higher price to you. Fidelity Forex, Inc. may share a portion of any FX commission or markup with NFS. More favorable rates may be available through third parties not affiliated with NFS. The rate applicable to any transaction involving an FX is available upon request through your broker-dealer.

COST BASIS LEGISLATION - New IRS Rules will require National Financial Services to report cost basis and holding period information for the sale of shares of open end Mutual Fund holdings purchased on or after January 1, 2012 on Form 1099-B. National Financial Services determines the cost basis for all shares of open end mutual funds using a default method of average cost. Alternatively, account owners or their brokers and advisors can instruct National Financial Services to determine the cost basis for shares of open end mutual funds by 1) setting up their non-retirement accounts with one of our eleven tax lot disposal methods available to investors or 2) identifying specific tax lots to sell at the time of a transaction. Contact your broker or advisor to learn more about the cost basis tracking of your holdings.



GLOSSARY - Account Balances - If you have sold securities under the short sale rule, we have, in accordance with regulations, segregated the proceeds from such transactions in your Short Account. Any market increases or decreases from the original sale price will be marked to the market and will be transferred to your Margin Account on a weekly basis. **Market Value** - The Total Market Value has been calculated out to 9 decimal places, however, the individual unit price is displayed in 5 decimal places. The Total Market Value represents prices obtained from various sources, may be impacted by the frequency in which such prices are reported and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes, but when such quotes are not available the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for **fixed income securities**, may be based on certain minimum principal amounts (e.g. \$1 million) and may not reflect all of the factors that affect the value of the security, including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect "N/A" or "unavailable" where the price for such security is generally not available from a pricing source. The Market Value of a security, including those priced at par value, may differ from its purchase price and may not

CUSTOMER SERVICE: Please review your statement and report any inaccuracy or discrepancy immediately by calling the telephone number of your broker-dealer reflected on the front of this statement. Reports of any inaccuracy or discrepancy regarding your brokerage account or the activity therein should be directed to your broker-dealer at the telephone number and address reflected on the front of this statement and National Financial Services LLC ("NFS").

NFS carries your brokerage account and acts as your custodian for funds and securities that are deposited with NFS by you or your broker-dealer. In addition to your initial contact with your broker-dealer you may contact NFS at (800) 801-9942. Any oral communications regarding inaccuracies or discrepancies should be reconfirmed in writing to protect your rights, including those under the Securities Investor Protection Act ("SIPA"). When contacting either your broker-dealer or NFS, remember to include your entire brokerage account number to ensure a prompt reply.

ADDITIONAL INFORMATION Free credit balances ("FCB") are funds payable to you on demand. FCB are subject to open communications such as uncanceled checks and exclude proceeds from sales or certificated securities without delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law.

Credit Adjustment Program. Accountholders receiving payments in lieu of qualified dividends may not be eligible to receive credit adjustments intended to help cover additional associated federal tax burdens. NFS reserves the right to deny the adjustment to any account holder and to amend or terminate the credit adjustment program.

Options Customers. Each transaction confirmation previously delivered to you contains full information about commissions and other charges. If you require further information, please contact your broker-dealer. Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description of which is available upon request. Short positions in American-style options are liable for assignment at any time. The writer of a European-style option is subject to exercise assignment only during the exercise period. You should advise your broker-dealer promptly of any material change in your investment objectives or financial situation. **Spiffs, Dividends, and Interest.** Expected stock split, next dividend payable, and next interest payable information has been provided by third parties and may be subject to change. Information for certain securities may be missing if not received from third parties in time for printing. NFS is not responsible for inaccurate, incomplete, or missing information. Please consult your broker-dealer for more information about expected stock split, next dividend payable, and next interest payable for certain securities.

Equity Dividend Reinvestment Customers. Shares credited to your brokerage account resulted from transactions effected as agent by either: 1) Your broker-dealer for your investment account, or 2) through the Depository Trust Company (DTC) dividend reinvestment program. For broker-dealer effected transactions, the time of the transactions, the exchange upon which these transactions occurred and the name of the person from whom the security was purchased will be furnished upon written request. NFS may have acted as market maker in effecting trades in over-the-counter securities.

Retirement Contributions/Distributions. A summary of retirement contributions/distributions is displayed for you in the activity summary section of your statement. **Income Reporting.** NFS reports earnings from investments in Traditional IRAs, Rollover IRAs, SEP-IRAs and Keoghs as tax-deferred income. Earnings from Roth IRAs are reported as tax-free income, since distributions may be tax-free after meeting the 5 year aging requirement and certain other conditions. A financial statement of NFS is available for your personal inspection at its office or a copy of it will be mailed to you upon your written request.

Statement Mailing. NFS will deliver statements by mail or, if applicable, notify you by e-mail of your statement's availability, if you had transactions that affected your cash balances or security positions held in your account(s) during the last monthly reporting period. At a minimum, all brokerage customers will receive quarterly statements (at least four times per calendar year) as long as their accounts contain a cash or securities balance.

Loads and Fees. In connection with (i) access to, purchase or redemption of, and/or maintenance of positions in mutual funds and other investment products ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment affiliates, pay your introducing broker dealer and/or NFS sales loads and 12b-1 fees

closely reflect the value at which the security may be sold or purchased based on various market factors. Investment decisions should be made only after consulting your broker-dealer. **Estimated Annual Income (EAI) & Estimated Yield (EY) - EAI** for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness.

described in the prospectus as well as additional compensation for shareholder services, start-up fees, infrastructure support and maintenance, and other programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by your introducing broker dealer and/or NFS will be furnished to you upon written request. At time of purchase fund shares may be assigned a load, transaction fee or no transaction fee status. At time of sale, any fees applicable to your transaction will be assessed based on the status assigned to the shares at time of purchase. **Margin.** If you have applied for margin privileges and been approved, you may borrow money from NFS in exchange for pledging the assets in your account as collateral for any outstanding margin loan. The amount you may borrow is based on the value of securities in your margin account, which is identified on your statement. If you have a margin account, this is a combined statement of your margin account and special memorandum account other than your non-purpose margin accounts maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve Board. The permanent record of the separate account, as required by Regulation T, is available for your inspection upon request. **NYSE and FINRA.** All transactions are subject to the constitution, rules, regulations, customs, usages, rulings and interpretations of the exchange market and its clearing house, if any, where the transactions are executed, and of the New York Stock Exchange (NYSE) and of the Financial Industry Regulatory Authority ("FINRA"). The FINRA requires that we notify you in writing of the availability of an investor brochure that includes information describing FINRA Regulation's BrokerCheck Program ("Program"). To obtain a brochure or more information about the Program or FINRA Regulation, contact the FINRA Regulation BrokerCheck Program Hotline at (800) 289-9939 or access the FINRA's web site at www.finra.org. **FINRA Rule 4311** requires that your broker-dealer and NFS allocate between them certain functions regarding the

administration of your brokerage account. The following is a summary of the allocation services performed by your broker-dealer and NFS: A more complete description is available upon request. **Your broker-dealer is responsible for:** (1) obtaining and verifying brokerage account information and documentation, (2) opening, approving and monitoring your brokerage account, (3) transmitting timely and accurate orders and other instructions to NFS with respect to your brokerage account, (4) determining the suitability of investment recommendations and advice, (5) operating, and supervising your brokerage account and its own activities in compliance with applicable laws and regulations including compliance with margin rules pertaining to your margin account, if applicable, and (6) maintaining required books and records for the services that it performs. **NFS shall, at the direction of your broker-dealer:** (1) execute, clear and settle transactions processed through NFS by your broker-dealer, (2) prepare and send transaction confirmations and periodic statements of your brokerage account (unless your broker-dealer has undertaken to do so). Certain securities pricing and descriptive information may be provided by your broker-dealer or obtained from third parties deemed to be reliable, however, this information has not been verified by NFS, (3) act as custodian for funds and securities received by NFS on your behalf, (4) follow the instructions of your broker-dealer with respect to transactions and the receipt and delivery of funds and securities for your brokerage account, and (5) extend margin credit for purchasing or carrying securities on margin. Your broker-dealer is responsible for ensuring that your brokerage account is in compliance with federal, industry and NFS margin rules, and for advising you of margin requirements. NFS shall maintain the required books and records for the services it performs. Securities in accounts carried by NFS are protected in accordance with the Securities Investor Protection Corporation ("SIPC") up to \$500,000. The \$500,000 total amount of SIPC protection is inclusive of up to \$250,000 protection for claims for cash, subject to periodic adjustments for inflation in accordance with terms of the SIPC statute and approval by SIPC's Board of Directors. NFS also has arranged for coverage above these limits. Neither coverage protects against a decline in the market value of securities, nor does either coverage extend to certain securities that are considered ineligible for coverage. For more details on SIPC, or to request a SIPC brochure, visit www.sipc.org or call 1-202-371-8300. Funds used to purchase or sweep to a bank deposit are SIPC protected until deposited to a Program Bank at which time funds may be eligible for FDIC insurance. Assets Held Away, commodities, unregistered investment contracts, futures accounts, loaned securities and other investments may not be covered. Precious metals are not covered by SIPC protection. Mutual funds and/or other securities are not backed or guaranteed by any bank, nor are they insured by the FDIC and involve investment risk including possible loss of principal.

End of Statement

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INVESTMENT REPORT
September 1, 2018 - September 30, 2018

Envelope # BGDJMJBBCRMK

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WHITE OAK MANOR INC
JOHN BARBER
PO BOX 3347
SPARTANBURG SC 29304-3347



Brokerage WHITE OAK MANOR INC
Account Number: 379-709522

Your Account Value: \$1,694,298.88

Change from Last Period: ▲ \$14,910.75

	This Period	Year-to-Date
Beginning Account Value	\$1,679,388.13	\$1,913,776.09
Additions	-	74.50
Subtractions	-	-408,748.55
Change in Investment Value *	14,910.75	189,196.84
Ending Account Value **	\$1,694,298.88	\$1,694,298.88
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$1,694,298.88	

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.
** Excludes unpriced securities.

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Your Advisor/Agent

COLONIAL TRUST ADVISORS INC
PO BOX 1724
SPARTANBURG SC 29304-1724

Phone: (964) 582-3356

Your Advisor is an independent organization and is not affiliated with Fidelity Investments. Brokerage services provided by Fidelity Brokerage Services LLC (FBS), Member NYSE, SIPC. (800) 544-6666. Brokerage accounts carried with National Financial Services LLC (NFS), Member NYSE, SIPC.



Account Summary

Account Value: **\$1,694,298.88**

Change in Account Value	This Period	Year-to-Date
Beginning Account Value	\$1,679,388.13	\$1,913,776.09
Additions	-	74.50
Deposits	-	74.50
Subtractions	-	-408,748.55
Withdrawals	-	-400,000.00
Transaction Costs, Fees & Charges	-	-8,748.55
Change in Investment Value *	14,910.75	189,196.84
Ending Account Value	\$1,694,298.88	\$1,694,298.88
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$1,694,298.88	

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

Income Summary

	This Period	Year-to-Date
Taxable	\$3,943.75	\$23,544.64
Dividends	3,943.75	23,544.64
Total	\$3,943.75	\$23,544.64

Top Holdings

Description	Value	Percent of Account
Amazon Com INC	\$100,150.00	6%
Apple INC	90,296.00	5
Microsoft Corp	74,340.50	4
Disney Walt CO	70,164.00	4
Alphab: INC Cap SIk Cl A	60,354.00	4
Unitedhealth Group	59,859.00	4
Air Products & Chem	58,467.50	3
Diageo A/dr Each Repr 4 Ord Gbx28.935185	53,126.25	3
Visa INC Com Cl A	52,531.50	3
Nike INC Class B	50,832.00	3
Total	\$670,120.75	39%

Core Account and Credit Balance Cash Flow

Core Account: FIDELITY GOVERNMENT CASH RESERVES	This Period	Year-to-Date
Beginning Balance	\$28,039.88	\$7,439.59
Investment Activity	-	-
Securities Bought	-	-22,571.85
Securities Sold	-	376,106.91
Dividends, Interest & Other Income D	3,943.75	23,544.64
Other Activity In	-	204.09
Other Activity Out	-	55,732.50
Total Investment Activity	\$3,943.75	\$433,016.29





INVESTMENT REPORT
September 1, 2018 - September 30, 2018

Account # 379-709522
WHITE OAK MANOR INC - CORPORATION

Account Summary

Core Account and Credit Balance Cash Flow (continued) Core Account: FIDELITY GOVERNMENT CASH RESERVES

	This Period	Year-to-Date
Cash Management Activity		
Deposits	-	74.50
Withdrawals	-	-400,000.00
Fees & Charges	-	-8,546.75
Total Cash Management Activity	-	-\$408,472.25
Ending Balance	\$31,983.63	\$31,983.63

D Includes dividend reinvestments.

Realized Gains and Losses from Sales

(May not reflect all gains and losses due to incomplete cost basis)

	This Period	Year-to-Date
Net Short-term Gain/Loss	-	385.82
Short-term Gain	-	385.82
Net Long-term Gain/Loss	-	220,093.33
Long-term Gain	-	220,405.24
Long-term Loss	-	-311.91
Net Gain/Loss	-	\$220,479.15

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Account Summary

Estimated Cash Flow (Rolling as of September 30, 2018)

Month	Bond & CD Income	Bond & CD Principal	Stock Income	ETP Income	Mutual Fund Income	Other Income	Total Est. Cash Flow
October 2018	--	--	\$1,553	--	\$31	--	\$1,584
November	--	--	2,531	--	31	--	2,562
December	--	--	3,535	--	31	394	3,960
January 2019	--	--	1,420	--	31	--	1,451
February	--	--	2,166	--	31	--	2,197
March	--	--	3,535	--	31	394	3,960
April	--	--	1,553	--	31	--	1,584
May	--	--	2,531	--	31	--	2,562
June	--	--	3,535	--	31	394	3,960
July	--	--	1,420	--	31	--	1,451
August	--	--	2,166	--	31	--	2,197
September	--	--	3,535	--	31	394	3,960
Total	--	--	\$29,480	--	\$372	\$1,576	\$31,428

This table presents the estimated monthly interest and dividend income and return of principal that your current holdings may generate over the next rolling 12 months. The cash flows displayed are estimates provided for informational purposes only and there is no guarantee that you will actually receive any of the amounts displayed. These estimates should not be relied upon for making investment, trading or tax decisions. The estimates for fixed income are calculated using the security's coupon rate. The estimates for all other securities are calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. IADs are sourced from third party vendors believed to be reliable, but no assurance can be made as to accuracy. There are circumstances in which these estimates will not be presented for a specific security you hold.

Bond & CD Income includes interest payments for fixed and variable rate bonds, international bonds that pay in USD, and Certificates of Deposit (CDs).

Bond & CD Principal includes maturing principal payments for fixed and variable rate bonds, international bonds that pay in USD, and Certificates of Deposit (CDs).

Stock Income includes estimated dividend payments for common stocks, preferred stocks, international stocks, ADRs, closed-end mutual funds, and MLPs.

ETP Income includes estimated dividend payments for Exchange Traded Funds (ETFs) and Exchange Traded Notes (ETNs).

Mutual Fund Income includes estimated dividend payments for Fidelity and non-Fidelity mutual funds.

Other Income includes, but is not limited to estimated dividend payments for Unit Investment Trusts (UITs), REITs, and LPs.

This table does not include cash flow from foreign denominated fixed income.

-- not available





INVESTMENT REPORT
September 1, 2018 - September 30, 2018

Account # 379-709522
WHITE OAK MANOR INC - CORPORATION

Holdings

Core Account

Description	Quantity	Price Per Unit	Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
FIDELITY GOVERNMENT CASH RESERVES (FDRXX)	31,983.630	\$1.0000	\$31,983.63	not applicable	not applicable	\$368.29	1.150%
-- 7-day yield: 1.71%							
Total Core Account (2% of account holdings)				\$31,983.63		\$368.29	

Stocks

Description	Quantity	Price Per Unit	Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
Common Stock							
ACCENTURE PLC CLS A USD0.0000225(ACN)	250.000	\$170.2000	\$42,550.00	\$10,780.97	\$31,769.03	\$730.00	1.720%
ABBOTT LABORATORIES(ABT)	375.000	73.3600	27,510.00	9,494.53	18,015.47	420.00	1.530
AIR PRODUCTS & CHEM(APD)	350.000	167.0500	58,467.50	10,860.37 ^c	47,607.13	1,540.00	2.630
ALPHABET INC CAP STK CL A(GOOG)	50.000	1,207.0800	60,354.00	17,195.90	43,158.10	-	-
AMAZON.COM INC (AMZN)	50.000	2,003.0000	100,150.00	33,818.45	66,331.55	-	-
APPLE INC (AAPL)	400.000	225.7400	90,296.00	9,107.83	81,188.17	1,168.00	1.290
BAXTER INTL INC (BAX)	300.000	77.0900	23,127.00	12,333.17	10,793.83	228.00	0.990
BECTON DICKINSON CO(BDX)	150.000	261.0000	39,150.00	32,326.11	6,823.89	450.00	1.150
CARLISLE COS INC COM(CSL)	100.000	121.8000	12,180.00	10,980.38	1,199.62	160.00	1.310
CHEVRON CORP NEW COM(CVX)	200.000	122.2800	24,456.00	7,019.00	17,437.00	896.00	3.660
COLGATE-PALMOLIVE CO(CI)	275.000	66.9600	18,411.25	3,527.56 ^c	14,883.69	462.00	2.510
CONAGRA BRANDS INC(CAG)	375.000	33.9700	12,738.75	11,295.99	1,502.76	318.75	2.500
CONSTELLATION BRANDS INC CL A(STZ)	75.000	215.6200	16,171.50	17,250.06	-1,078.56	222.00	1.370
COSTCO WHOLESALE CORP(COST)	150.000	234.8800	35,232.00	16,699.34	18,532.66	342.00	0.970
DEERE & COMPANY(DE)	275.000	150.3300	41,340.75	8,683.45	32,657.30	759.00	1.840
DIAGEO ADR EACH REPR 4 ORD	375.000	141.6700	53,126.25	23,063.70	30,062.55	1,274.61	2.400
DISNEY WALT CO(DIS)	600.000	116.9400	70,164.00	12,789.81 ^c	57,374.19	1,008.00	1.440
DUKE ENERGY CORP NEW COM NEW	275.000	80.0200	22,005.50	13,536.76	8,468.74	1,020.25	4.640
ISIN #US26441C2044 SEDOL #B7JZSK0 (DUK)							
EXXON MOBIL CORP(XOM)	375.000	85.0200	31,882.50	16,739.06	15,143.44	1,230.00	3.860
FLOWERVE CORP(FLS)	600.000	54.6900	32,814.00	11,962.56	20,851.44	456.00	1.390
GENERAL MILLS INC(GIS)	375.000	42.9200	16,095.00	16,082.17	12.83	735.00	4.570
HOME DEPOT INC COM(HD)	200.000	207.1500	41,430.00	13,810.95	27,619.05	824.00	1.990



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Holdings

Description	Quantity	Price Per Unit	Total Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
Stocks (continued)							
Common Stock (continued)							
JPMORGAN CHASE & CO (JPM)	375,000	112.8400	42,315.00	14,124.60	28,190.40	1,200.00	2.840
JOHNSON & JOHNSON (JNJ)	300,000	138.1700	41,451.00	14,432.25	27,018.75	1,080.00	2.610
MARTIN MARIETTA MATLS INC (MLM)	100,000	181.9500	18,950.00	20,635.42	-2,440.42	192.00	1.060
MICROSOFT CORP (MSFT)	650,000	114.3700	74,340.50	3,239.43 ^c	71,101.07	1,196.00	1.610
NIKE INC CLASS B (NIKE)	600,000	84.7200	50,832.00	13,272.45	37,559.55	480.00	0.940
PNC FINL SVCS GROUP (PNC)	200,000	136.1900	27,238.00	13,261.32	13,976.68	760.00	2.790
PEPSICO INC (PEP)	375,000	111.8000	41,925.00	16,080.37 ^c	25,844.63	1,391.25	3.320
PROCTER AND GAMBLE CO COM (PG)	375,000	83.2300	31,211.25	22,959.49	8,251.76	1,075.80	3.450
QUEST DIAGNOSTICS INC (DGX)	375,000	107.9100	40,466.25	25,861.95	14,604.30	750.00	1.850
S&P GLOBAL INC COM (SPGI)	150,000	195.3900	29,308.50	22,246.28	7,062.22	300.00	1.020
SCHLUMBERGER LIMITED COM USD0.01 (SLB)	275,000	60.9200	16,753.00	11,898.97	4,854.03	550.00	3.280
3M COMPANY (MMM)	200,000	210.7100	42,420.00	12,072.00	30,070.00	1,038.00	2.580
UNION PACIFIC CORP (UNP)	200,000	162.8300	32,566.00	6,343.14	26,222.86	640.00	1.970
UNITED TECHNOLOGIES CORP COM USD1 (UTX)	300,000	139.8100	41,943.00	18,973.12	22,969.88	840.00	2.000
UNITEDHEALTH GROUP (UNH)	225,000	266.0400	59,859.00	15,445.44	44,413.56	810.00	1.350
VERIZON COMMUNICATIONS (VZ)	500,000	53.3900	26,695.00	15,483.63	11,211.37	1,205.00	4.510
VISA INC COM CL A (V)	350,000	150.0900	52,531.50	15,173.12	37,358.38	294.00	0.560
WASTE MANAGEMENT INC (WM)	375,000	90.3600	33,885.00	16,500.22	17,384.78	697.50	2.060
YUM BRANDS INC (YUM)	375,000	90.9100	34,091.25	3,781.33	30,309.92	540.00	1.580
YUM CHINA HLDGS INC COM (YUMC)	375,000	35.1100	13,166.25	1,631.79	11,534.46	150.00	1.140
Total Common Stock (96% of account holdings)			\$1,620,366.50	\$602,714.44	\$1,017,652.06	\$29,483.16	
Total Stocks (96% of account holdings)			\$1,620,366.50	\$602,714.44	\$1,017,652.06	\$29,483.16	
Other							
Description	Quantity	Price Per Unit	Total Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
CROWN CASTLE INTL CORP NEW COM ISIN #US22822V1017 SEDOL #BTGQGX1 (CCI)	375,000	\$411.3300	\$155,248.75	\$35,272.69	\$6,476.06	\$1,575.00	3.770%
Total Other (2% of account holdings)			\$41,748.75	\$35,272.69	\$6,476.06	\$1,575.00	





Holdings

Total Holdings	\$1,694,298.88	\$637,987.13	\$1,024,328.12	\$31,426.45
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All remaining positions held in cash account.

Cost Basis - the original amount paid for a security, including the amount of reinvested dividends and capital gains, plus or minus certain adjustments. See last page of statement for details.
Total Cost Basis does not include the cost basis on core, money market or other positions where cost basis is unknown or not applicable.

EAI **Estimated Annual Income (EAI) & Estimated Yield (EY)** - EAI is an estimate of annual income for a specific security position over the next rolling 12 months. EAI may be negative on short & EY positions. EY is calculated by dividing the current EAI for a security position by its statement closing date market value. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. Actual income and yield might be lower or higher than the estimated amounts. For calculation details, refer to the "Additional Information and Endnotes" section.

C Cost basis information (or proceeds from short sales) has been provided by you and has not been adjusted except as otherwise indicated. When positions are transferred between accounts, in certain cases, cost basis information may be automatically transferred and deemed to be customer-provided.

Activity

Dividends, Interest & Other Income

(Includes dividend reinvestment)

Settlement Date	Security Name	Symbol/ CUSIP	Description	Quantity	Price	Amount
09/04	CARLISLE COS INC COM	142839100	Dividend Received	-	-	\$40.00
09/04	VISA INC COM CL A	92826C839	Dividend Received	-	-	73.50
09/07	YUM BRANDS INC	988498101	Dividend Received	-	-	135.00
09/10	CHEVRON CORP NEW COM	166764100	Dividend Received	-	-	224.00
09/10	EXXON MOBIL CORP	30231G102	Dividend Received	-	-	307.50
09/10	UNITED TECHNOLOGIES CORP COM USD1	913017109	Dividend Received	-	-	210.00
09/11	JOHNSON & JOHNSON	478160104	Dividend Received	-	-	270.00
09/12	S&P GLOBAL INC COM	78409V104	Dividend Received	-	-	75.00
09/12	3M COMPANY	88579Y101	Dividend Received	-	-	272.00
09/13	HOME DEPOT INC COM	437076102	Dividend Received	-	-	206.00
09/13	MICROSOFT CORP	594918104	Dividend Received	-	-	273.00
09/14	COSTCO WHOLESALE CORP	22160K105	Dividend Received	-	-	85.50



Activity

Dividends, Interest & Other Income (continued)

Settlement Date	Security Name	Symbol/CUSIP	Description	Quantity	Price	Amount
09/17	DUKE ENERGY CORP NEW COM NEW ISIN #US26441C2044 SEDOL #B7JZSK0	26441C204	Dividend Received	-	-	255.06
09/18	UNITEDHEALTH GROUP	91324P102	Dividend Received	-	-	202.50
09/19	YUM CHINA HLDGS INC COM	98850P109	Dividend Received	-	-	37.50
09/21	WASTE MANAGEMENT INC	94106L109	Dividend Received	-	-	174.38
09/28	BECTON DICKINSON CO	075887109	Dividend Received	-	-	112.50
09/28	CROWN CASTLE INTL CORP NEW COM ISIN #US22822V1017 SEDOL #BTGQGX1	22822V101	Dividend Received	-	-	393.75
09/28	FIDELITY GOVERNMENT CASH RESERVES	316067107	Dividend Received	-	-	40.75
09/28	MARTIN MARIETTA MATLS INC	579284106	Dividend Received	-	-	48.00
09/28	PEPSICO INC	713448108	Dividend Received	-	-	347.81
09/28	UNION PACIFIC CORP	907818108	Dividend Received	-	-	160.00
Total Dividends, Interest & Other Income						\$3,943.75

Daily Additions and Subtractions

Additions/subtractions from your Core Account, which utilizes FIDELITY GOVERNMENT CASH RESERVES, were effected on the dates and in the amounts indicated. If your Core Account utilizes a Fidelity money market fund, these transactions were effected at \$1.00/share, and the number of shares bought/sold equals the transaction value.

Date	Total Additions	Total Subtractions	Net Activity	Daily Balance	Date	Total Additions	Total Subtractions	Net Activity	Daily Balance
09/04	\$113.50	-	\$113.50	\$28,153.38	09/14	85.50	-	85.50	30,211.38
09/07	135.00	-	135.00	28,288.38	09/17	255.06	-	255.06	30,466.44
09/10	741.50	-	741.50	29,029.88	09/18	202.50	-	202.50	30,668.94
09/11	270.00	-	270.00	29,299.88	09/19	37.50	-	37.50	30,706.44
09/12	347.00	-	347.00	29,646.88	09/21	174.38	-	174.38	30,880.82
09/13	479.00	-	479.00	30,125.88	09/28	1,102.81	-	1,102.81	31,983.63

Additional Information and Endnotes

A COPY OF YOUR INVESTMENT REPORT IS AVAILABLE TO:





Additional Information and Endnotes

COLONIAL TRUST ADVISORS INC
359 SOUTH PINE STREET
SPARTANBURG SC 29302

▲ Order Flow Practices: As the introducing broker for your account, FBS routes your orders to our clearing firm affiliate, National Financial Services ("NFS"). In deciding where to send orders received for execution, NFS looks at a number of factors, such as size of the order, trading characteristics of the security, favorable execution prices (including the opportunity for price improvement), access to reliable market data, availability of efficient automated transaction processing and execution cost. Some market centers or broker-dealers may execute orders at prices superior to the publicly quoted market. NFS's order routing policies are designed to result in transaction processing that is favorable to its customers. Where a customer directs the market center to which an order is routed, FBS or NFS will route the order to such market center in accordance with the customer's instructions without regard to its general order-routing practices.

FBS and/or NFS receives remuneration, compensation, or other consideration for directing customer orders to certain market centers. Such consideration may take the form of financial credits, monetary payments, rebates, volume discounts or reciprocal business. The details of any credit, payment, rebate or other form of compensation received in connection with the routing of a particular order will be provided upon your request. Unless your account is managed on a discretionary basis by Strategic Advisers, Inc., an affiliate of NFS, NFS may execute certain transactions as principal. In addition, from time to time, Fidelity may provide aggregated trade execution data to customers and prospective customers.

Order Routing Disclosure: Quarterly reports regarding the routing of orders by NFS in listed equity securities and listed options is available online at Fidelity.com. The reports are formatted in accordance with Securities and Exchange Commission requirements. Investor Inquiry: You can request your specific order routing and execution information for the preceding six months. This information will include the identity of the marketplace where your orders were routed for execution, whether the orders were directed or non-directed, and, if executed, the time of the execution. You may contact Fidelity for additional details on the information that is available.

FINRA BrokerCheck: As part of the Financial Industry Regulatory Authority (FINRA) BrokerCheck program, you have access to the FINRA BrokerCheck hotline at 800-289-9999 and FINRA Web site at www.finra.org. You can call or e-mail your inquiries and request a brochure that includes information detailing the BrokerCheck program. 560989.2.46

Municipal Securities Rulemaking Board Investor Brochure: Fidelity Brokerage Services LLC is registered with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board (MSRB). An investor brochure may be obtained at MSRB.org that describes the protections that may be provided by the MSRB and how to file a complaint with an appropriate regulatory authority.

▲ Securities purchased on margin are the firm's collateral for the loan to you. The actual amount you can borrow and the firm's margin maintenance requirements may vary depending on the firm's internal margin policies which exceed the margin requirements of FINRA and NYSE. The firm's margin policies are subject to review and revision at any time in the firm's sole discretion. The firm reserves the right to alter the terms on your margin loan at any time to comply with changes in the firm's policies. If the securities in your account decline in value, so does the value of the collateral supporting your loan, and, as a result, the firm can take action, such as issue a margin call and/or sell securities or other assets in any of your accounts held with the member, in order to maintain the required equity in the account. It is important that you fully understand the risks involved in trading securities on margin. 547661.3.0



Additional Information and Endnotes

These risks include the following: **IMPORTANT: (1) YOU CAN LOSE MORE FUNDS THAN YOU DEPOSIT IN THE MARGIN ACCOUNT. (2) THE FIRM CAN FORCE THE SALE OF SECURITIES OR OTHER ASSETS IN YOUR ACCOUNT(S). (3) THE FIRM CAN SELL YOUR SECURITIES OR OTHER ASSETS WITHOUT CONTACTING YOU. (4) YOU ARE NOT ENTITLED TO CHOOSE WHICH SECURITIES OR OTHER ASSETS IN YOUR ACCOUNT(S) ARE LIQUIDATED OR SOLD TO MEET A MARGIN CALL. (5) THE FIRM CAN INCREASE ITS "HOUSE" MAINTENANCE MARGIN REQUIREMENTS AT ANY TIME AND IS NOT REQUIRED TO PROVIDE YOU ADVANCE WRITTEN NOTICE. (6) YOU ARE NOT ENTITLED TO AN EXTENSION OF TIME ON A MARGIN CALL. 547661.3.1.55**

Fidelity is required by the Securities Exchange Act of 1934 to provide certain financial information from the Statement of Financial Condition of National Financial Services LLC (NFS). At July 31, 2018, NFS, an affiliate of Fidelity Brokerage Services LLC, had net capital of \$3.917 million, which was 11.95% of aggregate debit items and exceeded its minimum requirement by \$3.261 million. To acquire the Statement of Financial Condition of National Financial Services LLC (NFS), log on to Fidelity.com. If you wish to obtain a copy of this document at no cost, or have any questions regarding its contents, please call Fidelity at 800343-3548. 457389.24.0

In order to comply with new industry regulations (FINRA Rule 4512), Fidelity is asking clients for trusted contact information. This is notification that Fidelity may treat authorized individuals acting on behalf of entity accounts (such as a corporation, partnership, or trust that is not an institutional account) as trusted contacts for such accounts. A trusted contact is someone who we can contact and disclose information to about your account to address possible financial exploitation or verify the identity of any legal guardian, executor, trustee, or as otherwise permitted. If you wish to name additional trusted contact(s), please go to www.Fidelity.com/trusted or contact your Advisor/Agent. 839989.2.0

Estimated Annual Income (EAI) & Estimated Yield (EY) - EAI for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness.



If you have a question about your account or require, please call your investment advisor/authorized agent. For Visa® Check (Debit/ATM) Cards, call 800-323-5353. For details refer to your Lost or Stolen Cards. For Visa® Check (Debit/ATM) Cards, call 800-323-5353. For details refer to your Fidelity Check Card Agreement and Disclosure Statement.

Additional Investments with Fidelity - Please make non-retirement checks payable to Fidelity Brokerage Services LLC (FBS) and for retirement accounts make checks payable to Fidelity Management Trust Company. Please include your account number on any account with a balance. Please review your statement and report any inaccuracies or discrepancies immediately. Questions regarding your brokerage account or the activity therein should be directed to FBS at 800-544-6666, and National Financial Services LLC (NFS), who carries your brokerage accounts, at 866-408-1138. Any oral communications regarding inaccuracies or discrepancies should be confirmed in writing to protect your rights, including those under the Securities Investor Protection Act ("SIPA"). Please contact Fidelity or your authorized agent promptly of any material changes in your investment objectives or financial situation related to your brokerage account(s). If you request a reprint of your statement, the disclosure information may not be the same as the original.

Terms and Conditions of the Statement - Other than with respect to Fidelity-advised products and services, Fidelity does not endorse or recommend any particular investment, trading activity, or investment advisor/authorized agent, or have any responsibility for and will not review, monitor, or supervise suitability of trading by any investment advisor/authorized agent. Fidelity has not verified the content of any logo or artwork on this statement identifying a firm other than Fidelity. The firm represented by such a logo or artwork is not an agent of or affiliated with Fidelity.

Changes in Portfolio Value and Account Summary - Shows activity in your portfolio and in each of your accounts for the statement period. To confirm that an authorized, direct deposit was made to your Fidelity Account, call Fidelity at 1-800-544-5555.

Value by Account - Shows the value of your account(s), for the current and previous statement periods. Income Summary - Shows income by tax status for the statement and year-to-date periods. Except for interest earned on, or distributed by, tax-exempt securities, Fidelity reports dividends and capital gains held in taxable accounts as taxable income. A portion of this tax-exempt income may be subject to state and local taxes and the federal alternative minimum tax. Fidelity reports earnings on investments in Traditional IRAs, Rollover IRAs, SEP-IRAs and Keoghs as tax-deferred income. Earnings on Roth-IRAs are reported as tax-exempt income, since distributions may be tax-exempt after meeting the five-year aging requirement and certain other conditions.

Cost Basis, Gain/Loss, and Holding Period Information - NFS is required to report certain cost basis and holding period information to the IRS on Form 1099-B. Unless otherwise specified, NFS applies the average cost method for open-end mutual funds and the first-in, first-out (FIFO) method for all other securities. Average cost is acquired for wash sales on securities with the same CUSIP held in the same account (unless your account receives mark-to-market reporting). Your statement may not reflect all adjustments required for tax purposes. Customers should consult their tax advisors for further information.

Cost - Fidelity provides purchase cost information for securities held in retirement accounts. Such information may be adjusted for certain transactions and does not reflect reinvestments of dividends or capital gains. Fidelity reports transaction profit or loss information when securities are sold within a retirement account. Transaction profit or loss is calculated by subtracting purchase cost from sales proceeds using the FIFO method if shares were purchased at different times or prices.

Contributions/Distributions - Summarizes Traditional IRA and Roth IRA contributions, and taxable and non-taxable retirement distributions for these statement and year-to-date periods.

Total Value - The reported market value of an investment at the beginning or end of a statement period. **Unrealized Gain/Loss** - For long positions, ending market value minus cost basis in non-retirement accounts and ending market value minus cost in retirement accounts. For short positions, proceeds minus ending market value. Unrealized gain/loss is calculated for pending sales because they are still in holdings. Unrealized gain/loss is not calculated for pending purchases because they are not in holdings.

Holding Type Percentages - Percentages by holding type only include long positions. Holding type percentages are rounded to the nearest percent and summed. If the sum is less than 100%, the difference between 100% and the sum is added to the holding type with the largest percentage.

Account Protection - Securities in accounts carried by NFS, a Fidelity Investments company, are protected in accordance with the Securities Investor Protection Corporation (SIPC) up to \$500,000 (including cash claims limited to \$250,000). For more information, including the SIPC brochure, please see www.sipc.org or call 1-202-371-8300. NFS has arranged for additional protection for cash and covered securities to supplement its SIPC coverage. Neither coverage protects against a decline in the market value of securities. Mutual funds and other securities are not backed or guaranteed by any bank, nor are they insured by the FDIC and involve investment risk including possible loss of principal. Bank deposits are not securities and are not covered by SIPC. Funds used to purchase or sweep to a bank deposit are eligible for FDIC insurance.

Information About Mutual Funds and Their Performance - Before investing consider the fund's or insurance product's investment objectives, risks, charges and expenses. Contact Fidelity or visit Fidelity.com for a prospectus containing this information. Read it carefully before investing. Performance data shown represents past performance, and is no guarantee of future results. Investment return and principal value will fluctuate, so you may have a loss or a gain when shares are sold. Current performance may be higher or lower than that quoted. Visit Fidelity.com for most recent month-end performance. Each fund reserves the right to terminate or modify its exchange privilege. Foreign investment, especially those in emerging markets, may involve greater risks than U.S. investments. In connection with (i) access to, purchase or redemption of, and/or maintenance of positions in

mutual funds and other investment products ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment affiliates, pay FBS and/or NFS sales loads and 12b-1 fees described in the prospectus as well as additional compensation for shareholder services, start-up fees, infrastructure support and maintenance, and other programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by FBS or NFS will be furnished to you upon written request. At the time you purchase shares of funds those shares will be assigned either a load, transaction fee (TF), or no transaction fee (NTF) status. When you subsequently sell those shares, any fees applicable to your transaction will be assessed based on the status assigned to the shares at the time of purchase.

Customer Free Credit Balance - Free credit balances (FCB) are funds payable to you on demand. FCB are subject to open commitments such as uncleared checks and exclude proceeds from sales of certificated securities with open delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law.

Assets Separate From Your Brokerage Account - Only securities in the margin portion of your brokerage account contribute to margin and maintenance requirements. Other Assets that may be reported on your statement, maintained with Fidelity Investments Life Insurance Company and mutual fund only accounts held directly with the fund (Fidelity Mutual Fund Accounts) are not carried by NFS, not covered by the Investor Protection Corporation (SIPC) and do not count toward your margin and maintenance requirements. Assets held in brokerage accounts managed by Fidelity Personal and Workplace Advisors LLC (FPWA) are carried by NFS and covered by SIPC but do not contribute to your margin and maintenance requirements.

Short Account Balances - Securities sold short are held in a segregated short account. These securities are marked-to-market for margin purposes and increase or decrease from the short sale price is transferred weekly to your margin account. Your short account balance is shown as of the last weekly mark-to-market statement and date.

Information About Your Option Transactions - Each transaction confirmation previously delivered to you contains full information about commissions and other charges, and such information is available promptly upon request. Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description is available upon request. Short positions in American-style options are liable for assignment anytime. The writer of a European-style option is subject to exercise assignment only during the exercise period. For more information about these, please call Fidelity at 800-544-6668.

Equity Dividend Reinvestment - Shares credited to your account resulted from transactions by FBS acting as Equity Dividend Reinvestment of the Depository Trust Company (DTC).

Price Information/Total Market Value - The Total Market Value has been calculated to 9 decimal places. Price information for mutual funds is displayed in 5 decimal places. The Total Market Value represents prices; however, the individual unit price is displayed in 5 decimal places. The Total Market Value includes prices obtained from various sources, may be impacted by the frequency with which such prices are reported and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes, but when such quotes are not available pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed income securities, may be based on certain minimum principal amounts (e.g. \$1 million) and may not reflect all factors that affect the value of the security, including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The Market Value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The sale or redemption of any fixed income security prior to maturity may result in a loss. Prices for Certificates of Deposit (CDs) are generally estimates and are not based on actual market prices. The secondary market for CDs is generally illiquid. You should always request a current valuation for your securities prior to making a financial decision or placing an order. In executing orders on the Floor, the Floor broker may permit the Designated Market Maker to trade on parity with the order for some or all of the executions associated with filling that order, where such permission would not be inconsistent with the brokers best execution obligations.

Fidelity Investments - Fidelity Distributors Corporation (FDC) is the distributor for Fidelity Funds with marketing and shareholder services provided by FBS or NFS. Brokerage services are provided by FBS, which clears all transactions through its affiliate NFS. NFS carries all brokerage accounts. FBS and NFS are members of the NYSE and SIPC. Upon written request, Fidelity will mail a NFS financial statement, which is also available at its office. Fidelity Investments (with pyramid logo) is a trademark of FMR LLC. Insurance products are distributed by FBS, Fidelity Insurance Agency, Inc., and Fidelity Investments Insurance Agency of Texas, Inc. FPWA Services - Fidelity Go® and Fidelity Go® Strategic Disciplines are advisory services offered by FPWA, a registered investment adviser. Fidelity® Strategic Disciplines includes the Breckinridge Intermediate Municipal Strategy, the Fidelity® Equity-Income Strategy, the Fidelity® Tax-Managed U.S. Equity Index Strategy, the Fidelity® Intermediate Municipal Strategy and the Fidelity® Core Bond Strategy. Fidelity® Wealth Services are advisory services offered by FPWA or Fidelity Personal Trust Company. Fidelity® Federal Savings Bank Nondeposit Investment Products and trust services offered by FPTC and its affiliates are not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency, are not obligations of any bank, and are subject to risk, including possible loss of principal. These advisory services are provided for a fee. FBS, NFS, FDC, FPWA and FPTC are direct or indirect subsidiaries of FMR LLC.

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STATE OF NORTH CAROLINA) APARTMENT RENTAL AGREEMENT
)
COUNTY OF ALAMANCE) (WITH RETENTION SCHEDULE INCLUDED)

THIS AGREEMENT, made and entered into as of the
_____ day of _____, 20_____, by and
between White Oak Manor - Burlington, Inc., a corporation doing
business as Oak Creek Apartments hereinafter referred to as
"Owner" and _____, a resident of the
State and County aforesaid, hereinafter referred to as
"Resident."

W I T N E S S E T H:

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of
which the parties hereto acknowledge, and the full and faithful
performance of all terms, covenants and conditions herein
contained, the Owner hereby agrees to rent to the Resident, and
the Resident hereby agrees to rent from the Owner, Apartment No.
_____, located at Oak Creek, Burlington, North Carolina
(hereinafter called the "premises," "complex," or "apartment
complex") for Resident's sole occupancy, according to the
following terms, covenants, and conditions:

1. TERM. The term of this Agreement shall begin on the
_____ day of _____, 20_____, and end upon
the first of the following to occur:
 - (a) The last day of the month following the Resident's
death, or at such time thereafter as the Resident's
belongings have been removed from the premises; or
 - (b) Resident's default as hereinafter defined; or
 - (c) Owner's having determined, and having given written
notification thereof, that the Resident:
 - (i) is socially incompatible with the Owner's
employees, other residents, or guests;
 - (ii) has demonstrated possible emotional instability;

- (iii) poses a risk to the life and well-being of him/herself or others;
 - (iv) has destroyed, or attempted to destroy, property belonging to the Owner, him/herself or others; or
 - (v) fails to fully comply with all terms and provisions contained in this Agreement; or
 - (vi) has acted in any other unreasonable fashion or poses for the Owner, its employees, residents or guests, any other unreasonable risks; or
- (d) The last day of any month prior to which the Resident has given to the Owner;
- (i) In the event the Resident is to be transferred, based upon written medical certification, to a hospital or to White Oak Manor - Burlington Nursing Center, at least ten (10) days prior written notice; or
 - (ii) In the event the Resident is to be transferred, based upon written medical certification, anywhere else, at least thirty (30) days prior written notice; or
 - (iii) In the event the Resident is to be transferred anywhere else, without written medical certification, at least (60) sixty days prior written notice; or
- (e) At such time as, if ever, the apartment is destroyed by fire or other calamity, or if the apartment, or a substantial portion of the complex, is acquired through condemnation proceedings, making it such, under the circumstances, that the apartment is no longer reasonably fit for its intended use.

In the event the Resident is transferred as provided in Paragraph (i) above, to a hospital, he/she shall have sixty (60) days from date of transfer to return to his/her apartment, and to have the within Agreement remain in full force and effect, so long as all terms, covenants and conditions herein contained, including those pertaining to rental payments, have been (and are then being) fully complied with.

In the event the Resident is transferred, as provided in Paragraph (i) above, to White Oak Manor - Burlington Nursing Center, the Resident shall have thirty (30) days from date of transfer to return to his apartment, and to have the within Agreement remain in full force and effect, so long as all terms, covenants and conditions herein contained, including those pertaining to rental payments, have been (and are then being) fully complied with.

In the event that the Resident, upon being transferred elsewhere as provided above, wishes to again become a tenant of the Owner, after the within Agreement has terminated, and is certified, in writing, by a qualified physician, as being again able to reside in the apartment complex, Owner agrees to give the Resident, to the extent reasonable possible, a priority as far as the next available apartment, with entrance fees and rental rates to be those then in effect, and a new Apartment Rental Agreement to be entered into.

In the situations described in Paragraphs (i) and (ii) above, the Owner may, but shall have no legal duty to, waive the requirement regarding written

notification based upon terms and conditions mutually agreeable to both Owner and Resident.

2. ENTRANCE FEE. At the time of executing this Agreement, Resident has paid to the Owner an entrance fee of _____ . The purpose of the Entrance Fee is to reduce the monthly rent when compared to the Straight Rental payment plan. Subject to the Retention Schedule herein contained, all such monies paid by the Resident to the Owner shall remain the property of the Resident. However, periodically, as provided by the Retention Schedule, the Owner shall be entitled to and become the owner of portions of the Entrance Fee, and eventually, according to the terms of the Agreement, shall become the owner of the entire fee. Notwithstanding ownership by the Resident of a portion of the fee, as provided in the Retention Schedule, throughout the entire term of this Agreement, the Owner shall have the absolute right to use the entire fee as the owner may, in its sole judgment, determine and shall be solely entitled to all benefits derived therefrom, including all interest earned thereon. The Retention Schedule is as follows:

<u>LENGTH OF OCCUPANCY</u>	<u>AMOUNT RETAINED</u>	<u>AMOUNT REFUNDED</u>
Upon Occupancy	20%	80%
1 Year (prorated daily)	40%	60%
2 Years (prorated daily)	60%	40%
3 Years (prorated daily)	80%	20%
4 Years (prorated daily)	100%	0%

In the event this Agreement shall terminate due to Resident's death or default as provided in Paragraphs i(a) or i(b) above, the balance of the entrance fee to which the

Resident would otherwise be entitled shall immediately become the property of the Owner and neither the Resident, nor anyone claiming in his/her behalf, shall have any further entitlement thereto. However, should this Agreement terminate as provided in Paragraphs 1(c), (d), or (e) above, Resident or his legal representative, as the case may be, shall be entitled to such refund as the Resident may be due according to the Retention Schedule described above. The amount of refund will be calculated on a daily basis (365 days per year). Refunds of this nature will be promptly made to the Resident or his/her legal representative but under no circumstances later than 30 days after the termination date of the agreement.

If for any reason, a resident would be precluded from occupying a living unit in the facility under the terms of the contract for continuing care, the contract is automatically canceled and all monies will be promptly refunded to the resident or their legal representative but within 30 days after the termination date of the agreement.

3. TRANSFERS. A transfer fee may apply if you desire to transfer from your current apartment to another. After 10 years of residency in the same apartment, a transfer fee may be waived. A 50% transfer fee will apply if transfer occurs within 5-10 years of residency. If request is made prior to 5 years, 100% of the transfer fee will apply. An exception to applying the transfer fee may apply if a prearranged admission agreement signed by both parties stipulates a desire to transfer to another specific apartment within one year. The transfer fee is not a preset cost but is based on cost to refurbish current apartment.
4. MARRIAGES. If a current resident(s) of Oak Creek becomes married, the rent will increase based on the rent schedules

in effect at that time for two persons. No additional deposit is required and the balance outstanding on any deposit(s) will continue to amortize in accordance with each Resident's original Rental Agreement. A new Rental Agreement will be negotiated between Oak Creek and the husband and wife as Residents. Other than for medical reasons there are no qualifying requirements for a spouse to meet as a condition for entry. In the event the spouse does not medically qualify for admission, the agreement will terminate and alternate placement will be required.

5. RENT. In addition to paying the entrance fee provided for above, Resident also agrees to pay monthly rental to the Owner in the amount of _____, said rent to be payable in advance on or before the first day of each month for which due and owing, provided, however:

- (a) The rent for a partial month at the beginning of the term shall be prorated;
- (b) Although the Owner will attempt to keep rental increases to a minimum, during any calendar year following the first full calendar year of this Agreement, the Owner may, due to an increase in the cost of operation, or for any other reason, upon thirty (30) days prior written notice to the Resident, increase the monthly rental payable hereunder so long as the sum of the increases in monthly rental during any calendar year does not exceed the greater of:
 - (i) Six (6%) percent of the average monthly rental during the preceding calendar year; or
 - (ii) An amount equal to the average monthly rental during the preceding calendar year multiplied by the percentage increase in the "Consumer Price Index" figures for January and December of the

preceding calendar year, the Consumer Price Index being the "Consumer Price Index - U.S. City Average - All Items Figures for Urban Wage Earners and Clerical Workers (Including Single Workers)", "which index is currently published in the "Monthly Labor Review" of the Bureau of Labor Statistics of the United States Department of Labor, or its successor index.

- (c) All rental payments shall be due and payable on or before the first day of the month for which due and owing, and if received on or after the tenth (10) day of that particular month shall accrue a five (5%) percent late charge (5% of the monthly payment) which sum shall be immediately due and payable and collectible as additional rent.

6. USE OF APARTMENT; COMPLIANCE WITH RULES AND REGULATIONS; SMOKING POLICY. Resident will make no unlawful or offensive use of the apartment and the common areas belonging to the Owner and will comply with all laws, ordinances and regulations of duly constituted governmental authorities. Resident will use the apartment only as a private dwelling for him/her and such other persons as may be authorized. In addition, Resident agrees to abide by the reasonable rules and regulations promulgated from time to time by Owner generally applicable to all occupants and designed for the general health, welfare, and comfort of the other occupants. In addition to all such other rules and regulations, Resident specifically acknowledges that Owner has a policy prohibiting the use of all tobacco products in the apartments as well as on the Oak Creek property, and Resident agrees to abide by said policy. Any resident who violates this policy by using tobacco products

in his/her apartment or on the Oak Creek property or by allowing anyone else to use tobacco products in his/her apartment or on the property will be deemed to be in default under this agreement and subject to the provisions of Paragraph 14 of this Agreement, including eviction and reimbursement of Owner's costs, expenses and attorney's fees. Notwithstanding the foregoing, Resident further acknowledges that this tobacco policy does not apply to other residents who signed their Apartment Rental Agreements prior to the implementation of this policy in September, 2008.

7. USE OF PREMISES. Resident shall have the use, possession and enjoyment during the term of this Agreement of the apartment above identified jointly with any other tenant, but all common areas, including stairways, walkways and grounds, shall be used and enjoyed with other residents, and no portion of the same may or shall be permanently or temporarily appropriated by Resident to Resident's exclusive use, enjoyment or possession.
8. CARE OF APARTMENT AND REPAIRS. Resident will take good care of the apartment and common areas and will report promptly to Owner any repairs which may be needed. Owner shall keep and maintain the apartment in tenable condition and shall have the right to make at reasonable times any and all repairs, renovations and alterations as it shall determine necessary or desirable. Resident shall reimburse Owner for expenses incurred by Owner for repairs attributable to Resident's abuse or mistreatment of the apartment (including appliances) or the common areas.
9. ALTERATIONS BY RESIDENT. Resident shall make no alterations to the apartment without the prior written

consent of the Owner, which consent shall not be unreasonably withheld.

10. PETS. Resident may not keep any pets or animals of any kind anywhere upon the premises without the prior written consent of the Owner. Even after the Owner's consent has been given, this consent may be reasonably withdrawn by the Owner according to its sole judgment and discretion based upon what it believes to be in the best interest of the complex and the other residents. A \$500 pet deposit is required if a pet is maintained in the apartment. The deposit may be refunded at the discretion of Management.
11. POSSESSION OF FIREARMS. No person, including residents, friends of residents or family members, may possess or carry, whether openly or concealed, any guns, rifles, pistols or firearms of any type on the premises. Violation of this policy shall be deemed a violation of the Apartment Rental Agreement and may constitute grounds for discharge or cancellation of the Agreement.
12. RIGHT OF ENTRY. Owner's representative may enter the apartment at any reasonable time to examine same and/or make such alterations and repairs as Owner may determine.
13. SURRENDER OF PREMISES. Upon the expiration or termination of this Apartment Rental Agreement, Resident shall surrender the apartment to the Owner in the same condition as at the beginning of the term, ordinary wear and tear excepted.
14. INSURANCE, RISK OF LOSS AND RENTAL ABATEMENT. Resident shall be solely responsible for insuring Resident's personal belongings. If the apartment is damaged by fire, casualty, or act of God, regarding which the Resident was neither negligent nor at fault, the Owner shall promptly repair the damages and the rental provided for herein shall

be abated on a daily basis so long as the Resident is unable to occupy the premises while repairs are being made. However, at such time as the premises are again tenable, the obligation to pay rent shall resume. In the event that the damages involved are caused by negligence or fault on the part of the Resident, the rental provided for herein shall not abate, but shall be paid, as agreed, in timely fashion, and the Resident shall be further responsible for paying any sums deductible under the Owner's insurance coverage, which the Owner would otherwise be required to pay.

15. LIABILITY AND INDEMNIFICATION. The Owner shall not be liable for any damages or injuries to person or property occasioned anyone whatsoever, including other residents, employees, guests, or the like, by reason of Resident's use or occupancy of the apartment or the common areas, and Resident shall indemnify, defend and hold harmless Owner from and against any and all claims for damages or liability arising from injury to person or property regardless of how occurring. Furthermore, Owner shall not be liable to Resident, his family, employees or guests, for any injuries or damages caused by acts or omissions of other residents or occupants, whether caused on or off the property owned by the Owner. Finally, the Owner shall not be liable for any loss or damage resulting from failure, interruption or malfunction in the utilities provided Resident in connection with his/her occupancy of the apartment.
16. CONDEMNATION. If the apartment or all or any part of the premises shall be at any time taken for any public or quasi-public use under any statute or by right of eminent domain, Owner shall be entitled to and shall receive the

award or payment therefore (hereinafter called the "Award"), and Resident shall assign, and does hereby assign and transfer, such Award to the Owner free and clear of every claim of every kind whatsoever by or on the part of the Resident.

17. DEFAULT. This Apartment Rental Agreement is made upon the condition that the Resident shall faithfully perform all of the terms, covenants and conditions herein contained by him/her to be performed as herein set forth or in other agreements heretofore or hereafter entered into between the Owner and the Resident, and Resident shall be in default if:

- (a) Any rental payment due hereunder shall at any time be in arrears and unpaid for fifteen (15) days after receipt by Resident of written notice making demand therefore; or
- (b) Resident shall fail to observe or perform any of the covenants, agreements, or conditions set forth herein and said failure shall continue for a period of fifteen (15) days after receipt by Resident of written notice of such failure from Owner.

In the event of a default, Owner may at its option, declare the term of this Agreement ended and repossess the Apartment, and shall further be entitled to all other rights and remedies set forth herein. A waiver of any default by Owner shall not constitute a waiver of any other or subsequent default. The Owner shall be entitled to be fully reimbursed for all costs and expenses incurred in enforcing its rights hereunder, including a reasonable attorney's fee, and shall be entitled to have accrued monthly interest, at the maximum rate allowed by law, as to any payments due and owing hereunder.

18. ASSIGNMENT AND SUBLETTING. Should the apartment complex be sold or leased to another party, Owner shall have the right to assign this lease to the new owner. However, Resident may not assign or transfer this lease or sublet the apartment or any part thereof without the prior written consent of the Owner, which consent the Owner may withhold.
19. SUBORDINATION. This Apartment Rental Agreement is subject and subordinate to all ground or underlying leases and to all mortgages or deeds of trust which may now or hereafter affect such leases or the real property on which the apartment is located. In the event of foreclosure, any entrance fees or security deposits will be refunded to the Resident on the basis of the applicable retention schedule. Furthermore, every effort will be made to have the mortgagee honor all agreements between the Owner and Resident and continue the apartment complex as an operating entity.
20. NOTICES. Any notice required or provided for herein shall be deemed to have been served sufficiently or received if the same shall be in writing and either hand delivered or mailed, postage prepaid, to a party's present address, or to such other address as that party may subsequently provide.
21. DISPOSITION OF PERSONAL PROPERTY. Upon the expiration or termination of this Agreement, Owner shall have the right, after ten (10) days written notice, to remove, at the Resident's sole cost and expense, from the premises, all of the Resident's personal belongings and other property remaining therein, and to dispose of same as the Owner in its sole judgment shall determine, with no liability therefore. In addition, as to any expenses thereby

incurred, or incurred by the Owner in cleaning Resident's apartment, Resident shall reimburse Owner therefore.

22. SERVICES OFFERED.

- (a) Meals. Owner will provide Resident with one meal per day, the meal to be determined by Owner, and to be served in the common dining area.
- (b) Guest Meals. Are available at \$8.00 per meal.
- (c) Utilities. All utilities, except telephone expenses, will be paid for by the Owner. However, the cost of telephone installation and removal shall be paid by Resident.
- (d) Janitorial Services. Owner will provide services in all service areas, halls and community areas.
- (e) Maid Service. Owner will provide maid service twice a month, on a regularly scheduled basis, to clean Resident's apartment if so desired by Resident.
- (f) Laundry. Twice each week, Resident's flat laundry will be picked up outside the door of Resident's apartment, cleaned and returned.
- (g) Laundromat. Laundry facilities are available free of charge at the apartment complex for Resident's use (Resident must provide detergent).
- (h) Transportation. Transportation will be available at certain scheduled times, to be determined by the Owner in view of the needs of the Resident and the other occupants of apartments.
- (i) Nursing Center. A bed in the adjoining nursing center will be made available, on a priority basis, whenever Resident's health, as determined by Resident's physician, so requires.

- (j) Nurse Call System. Is located in the master bedroom and bath of each apartment and is connected to the nurse's station at the adjacent nursing facility. If activated, a trained member of the Nursing Department will respond to the apartment.
- (k) Health Services Available. Skilled and Intermediate Nursing Care (Medicare and Medicaid Certified).
- (l) Storage Facilities. Owner shall provide, at Resident's sole risk, reasonable storage space for Resident's belongings other than furniture and other household furnishings.
- (m) Recreational Facilities. Recreational facilities are available for Resident's use on first come / first served basis.
- (n) Basic Cable TV Service. Basic Cable TV service is provided by the Owner. Additional services can be purchased by the Resident.
- (o) Personal Services. The following are available at the resident's expense:
 - Beauty/ Barber Shop
 - Accommodations for overnight guests
 - Dry cleaning pick-up and delivery
 - Daily delivery of local and national newspapers

23. ENTIRE AGREEMENT AND AMENDMENT. This Apartment Rental Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof and sets forth all representations and warranties and supersedes any and all prior or contemporaneous oral or written agreements, representations, warranties or understandings with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless evidenced by an agreement in writing signed by both the Resident (or his/her legal representative) and the Owner.

24. NORTH CAROLINA LAW. Notwithstanding anything else herein contained to the contrary, the following rights afforded by North Carolina law shall apply. Specifically:

(a) In accordance with N.C.G.S. §58-64-25(a)(1), Resident may rescind this Agreement within thirty (30) days following the later of the execution of the contract as set forth below or the receipt of a disclosure statement that meets the requirements of N.C.G.S. §58-64. Furthermore, Resident is hereby notified that he/she is not required to move into the apartment described below prior to the expiration of the thirty day period described herein.

(b) In accordance with N.C.G.S. §58-64-25(a)(2), if a resident dies before occupying a living unit in the facility, or if, on account of illness, injury, or incapacity, a resident would be precluded from occupying a living unit in the facility, under the terms of the contract for continuing care, the contract is automatically canceled. All fees and deposits will be fully refundable to the resident or their Legal Representative within 30 days of notification to the facility.

- (c) In accordance with N.C.G.S. §58-64-25(a)(3), if an executed contract is rescinded or cancelled under the terms of this contract, all unearned fees and deposits will be fully refundable to the Resident or their Legal Representative within 30 days of notification to the facility. The amount of refund will be calculated on a daily basis (365 days per year).
- (d) In accordance with N.C.G.S. §58-64-25(b)(3), Owner will follow the following procedure to change resident's accommodations, if necessary, for the protection of the health or safety of the Resident or the general and economic welfare of the residents. All decisions regarding your permanent transfer from Oak Creek will be made after consultation with you and, when appropriate, with your family or designee. Oak Creek's decision will be binding.
- (e) In accordance with N.C.G.S. §58-64-25(b)(8), Resident is hereby informed that Owner has no religious or charitable affiliation. Furthermore, there is no affiliate organization that will be responsible for the financial and/or contractual obligations of the Owner.
- (f) In accordance with N.C.G.S. §58-64-25(b)(9), Resident has no property rights hereunder.
- (g) In accordance with N.C.G.S. §58-64-25(b)(10), Oak Creek's policy, regarding adjusting fees and/or rental sums hereunder, is that if the Resident is voluntarily absent from the facility, no adjustment will be made. In other words, all fees owed Owner hereunder, in the event of the voluntary absence of the Resident from the premises, will nevertheless be due and payable as otherwise provided for herein.

(h) In accordance with N.C.G.S. §58-64-25(b)(11), there is no requirement that the Resident apply for Medicaid, public assistance, or any public benefit program. More specifically, no such benefits are available to the Resident under this Agreement or while living at Oak Creek.

(i) In accordance with N.C.G.S. §58-64-40(b), "The Board of Directors or other governing body of a facility or its designated representative shall hold semiannual meetings with the residents of the facility for free discussions of subject including, but not limited to, income, expenditures, and financial trends and problems as they apply to the facility and discussions of proposed changes in policies, programs, and services. Upon request of the most representative residents' organization, a member of the governing body of the provider, such as a board member, a general partner, or a principal owner shall attend such meetings. Residents shall be entitled to at least seven days advance notice of each meeting. An agenda and any materials that will be distributed by the governing body at the meetings shall remain available upon request to residents."

25. APPLICABLE LAW. This Apartment Rental Agreement shall be governed by and construed according to the laws of the State of North Carolina.

26. BINDING EFFECT. This Apartment Rental Agreement and all terms, covenants and conditions herein contained, shall extend to and be binding upon the parties hereto and upon their respective heirs, administrators, successors, executors, and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

WHITE OAK MANOR - BURLINGTON, INC.
d/b/a OAK CREEK APARTMENTS

By: _____

(Name and Title)

_____ (SEAL)

(Resident)

RESIDENT ACKNOWLEDGES THAT HE/SHE HAS READ THIS AGREEMENT BEFORE SIGNING, UNDERSTANDS ITS CONTENTS, AND AGREES TO ABIDE BY ALL OF ITS TERMS AND PROVISIONS.

STATE OF NORTH CAROLINA) APARTMENT RENTAL AGREEMENT
)
COUNTY OF ALAMANCE) (WITH NO INITIAL DEPOSIT)

THIS AGREEMENT, made and entered into as of the _____ day of _____, 20_____, by and between White Oak Manor - Burlington, Inc., a corporation doing business as Oak Creek Apartments hereinafter referred to as "Owner" and _____, a resident of the State and County aforesaid, hereinafter referred to as "Resident."

W I T N E S S E T H:

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which the parties hereto acknowledge, and the full and faithful performance of all terms, covenants and conditions herein contained, the Owner hereby agrees to rent to the Resident, and the Resident hereby agrees to rent from the Owner, Apartment No. _____, located at Oak Creek, Burlington, North Carolina (hereinafter called the "premises," "complex," or "apartment complex") for Resident's sole occupancy, according to the following terms, covenants, and conditions:

1. TERM. The term of this Agreement shall begin on the _____ day of _____, 20_____, and end upon the first of the following to occur:
 - (a) The last day of the month following the Resident's death, or at such time thereafter as the Resident's belongings have been removed from the premises; or
 - (b) Resident's default as hereinafter defined; or
 - (c) Owner's having determined, and having given written notification thereof, that the Resident:
 - (i) is socially incompatible with the Owner's employees, other residents, or guests;
 - (ii) has demonstrated possible emotional instability;

- (iii) poses a risk to the life and well-being of him/herself or others;
 - (iv) has destroyed, or attempted to destroy, property belonging to the Owner, him/herself or others; or
 - (v) fails to fully comply with all terms and provisions contained in this Agreement; or
 - (vi) has acted in any other unreasonable fashion or poses for the Owner, its employees, residents or guests, any other unreasonable risks; or
- (d) The last day of any month prior to which the Resident has given to the Owner;
- (i) In the event the Resident is to be transferred, based upon written medical certification, to a hospital or to White Oak Manor - Burlington Nursing Center, at least ten (10) days prior written notice; or
 - (ii) In the event the Resident is to be transferred, based upon written medical certification, anywhere else, at least thirty (30) days prior written notice; or
 - (iii) In the event the Resident is to be transferred anywhere else, without written medical certification, at least (60) sixty days prior written notice; or
- (e) At such time as, if ever, the apartment is destroyed by fire or other calamity, or if the apartment, or a substantial portion of the complex, is acquired through condemnation proceedings, making it such, under the circumstances, that the apartment is no longer reasonably fit for its intended use.

In the event the Resident is transferred as provided in Paragraph (i) above, to a hospital, he/she shall have sixty (60) days from date of transfer to return to his/her apartment, and to have the within Agreement remain in full force and effect, so long as all terms, covenants and conditions herein contained, including those pertaining to rental payments, have been (and are then being) fully complied with.

In the event the Resident is transferred, as provided in Paragraph (i) above, to White Oak Manor - Burlington Nursing Center, the Resident shall have thirty (30) days from date of transfer to return to his apartment, and to have the within Agreement remain in full force and effect, so long as all terms, covenants and conditions herein contained, including those pertaining to rental payments, have been (and are then being) fully complied with.

In the event that the Resident, upon being transferred elsewhere as provided above, wishes to again become a tenant of the Owner, after the within Agreement has terminated, and is certified, in writing, by a qualified physician, as being again able to reside in the apartment complex, Owner agrees to give the Resident, to the extent reasonable possible, a priority as far as the next available apartment, with entrance fees and rental rates to be those then in effect, and a new Apartment Rental Agreement to be entered into.

In the situations described in Paragraphs (i) and (ii) above, the Owner may, but shall have no legal duty to, waive the requirement regarding written

notification based upon terms and conditions mutually agreeable to both Owner and Resident.

If for any reason, a resident would be precluded from occupying a living unit in the facility under the terms of the contract for continuing care, the contract is automatically canceled and all monies will be promptly refunded to the resident or their legal representative within 30 days after the termination date of the agreement.

2. TRANSFERS. A transfer fee may apply if you desire to transfer from your current apartment to another. After 10 years of residency in the same apartment, a transfer fee may be waived. A 50% transfer fee will apply if transfer occurs within 5-10 years of residency. If request is made prior to 5 years, 100% of the transfer fee will apply. An exception to applying the transfer fee may apply if a prearranged admission agreement signed by both parties stipulates a desire to transfer to another specific apartment within one year. The transfer fee is not a preset cost but is based on cost to refurbish vacated apartment.
3. MARRIAGES. If a current resident(s) of Oak Creek becomes married, the rent will increase based on the rent schedules in effect at that time for two persons. No additional deposit is required and the balance outstanding on any deposit(s) will continue to amortize in accordance with each Resident's original Rental Agreement. A new Rental Agreement will be negotiated between Oak Creek and the husband and wife as Residents. Other than for medical reasons there are no qualifying requirements for a spouse to meet as a condition for entry. In the event the spouse does not medically qualify for admission, the agreement will terminate and alternate placement will be required.

4. RENT. Resident agrees to pay monthly rental to the Owner in the amount of _____, said rent to be payable in advance on or before the first day of each month for which due and owing, provided, however:
- (a) The rent for a partial month at the beginning of the term shall be prorated;
 - (b) Although the Owner will attempt to keep rental increases to a minimum, during any calendar year following the first full calendar year of this Agreement, the Owner may, due to an increase in the cost of operation, or for any other reason, upon thirty (30) days prior written notice to the Resident, increase the monthly rental payable hereunder so long as the sum of the increases in monthly rental during any calendar year does not exceed the greater of:
 - (i) Six (6%) percent of the average monthly rental during the preceding calendar year; or
 - (ii) An amount equal to the average monthly rental during the preceding calendar year multiplied by the percentage increase in the "Consumer Price Index" figures for January and December of the preceding calendar year, the Consumer Price Index being the "Consumer Price Index - U.S. City Average - All Items Figures for Urban Wage Earners and Clerical Workers (Including Single Workers)", "which index is currently published in the "Monthly Labor Review" of the Bureau of Labor Statistics of the United States Department of Labor, or its successor index.
 - (c) All rental payments shall be due and payable on or before the first day of the month for which due and owing, and if received on or after the tenth (10) day

of that particular month shall accrue a five (5%) percent late charge (5% of the monthly payment) which sum shall be immediately due and payable and collectible as additional rent.

5. USE OF APARTMENT; COMPLIANCE WITH RULES AND REGULATIONS; SMOKING POLICY. Resident will make no unlawful or offensive use of the apartment and the common areas belonging to the Owner and will comply with all laws, ordinances and regulations of duly constituted governmental authorities. Resident will use the apartment only as a private dwelling for him/her and such other persons as may be authorized. In addition, Resident agrees to abide by the reasonable rules and regulations promulgated from time to time by Owner generally applicable to all occupants and designed for the general health, welfare, and comfort of the other occupants. In addition to all such other rules and regulations, Resident specifically acknowledges that Owner has a policy prohibiting the use of all tobacco products in the apartments as well as on the Oak Creek property, and Resident agrees to abide by said policy. Any resident who violates this policy by using tobacco products in his/her apartment or on the Oak Creek property or by allowing anyone else to use tobacco products in his/her apartment or on the property will be deemed to be in default under this agreement and subject to the provisions of Paragraph 14 of this Agreement, including eviction and reimbursement of Owner's costs, expenses and attorney's fees. Notwithstanding the foregoing, Resident further acknowledges that this tobacco policy does not apply to other residents who signed their Apartment Rental Agreements prior to the implementation of this policy in September, 2008.

6. USE OF PREMISES. Resident shall have the use, possession and enjoyment during the term of this Agreement of the apartment above identified jointly with any other tenant, but all common areas, including stairways, walkways and grounds, shall be used and enjoyed with other residents, and no portion of the same may or shall be permanently or temporarily appropriated by Resident to Resident's exclusive use, enjoyment or possession.
7. CARE OF APARTMENT AND REPAIRS. Resident will take good care of the apartment and common areas and will report promptly to Owner any repairs which may be needed. Owner shall keep and maintain the apartment in tenable condition and shall have the right to make at reasonable times any and all repairs, renovations and alterations as it shall determine necessary or desirable. Resident shall reimburse Owner for expenses incurred by Owner for repairs attributable to Resident's abuse or mistreatment of the apartment (including appliances) or the common areas.
8. ALTERATIONS BY RESIDENT. Resident shall make no alterations to the apartment without the prior written consent of the Owner, which consent shall not be unreasonably withheld.
9. PETS. Resident may not keep any pets or animals of any kind anywhere upon the premises without the prior written consent of the Owner. Even after the Owner's consent has been given, this consent may be reasonably withdrawn by the Owner according to its sole judgment and discretion based upon what it believes to be in the best interest of the complex and the other residents. A \$500 pet deposit is required if a pet is maintained in the apartment. The deposit may be refunded at the discretion of Management.

10. POSSESSION OF FIREARMS. No person, including residents, friends of residents or family members, may possess or carry, whether openly or concealed, any guns, rifles, pistols or firearms of any type on the premises. Violation of this policy shall be deemed a violation of the Apartment Rental Agreement and may constitute grounds for discharge or cancellation of the Agreement.
11. RIGHT OF ENTRY. Owner's representative may enter the apartment at any reasonable time to examine same and/or make such alterations and repairs as Owner may determine.
12. SURRENDER OF PREMISES. Upon the expiration or termination of this Apartment Rental Agreement, Resident shall surrender the apartment to the Owner in the same condition as at the beginning of the term, ordinary wear and tear excepted.
13. INSURANCE, RISK OF LOSS AND RENTAL ABATEMENT. Resident shall be solely responsible for insuring Resident's personal belongings. If the apartment is damaged by fire, casualty, or act of God, regarding which the Resident was neither negligent nor at fault, the Owner shall promptly repair the damages and the rental provided for herein shall be abated on a daily basis so long as the Resident is unable to occupy the premises while repairs are being made. However, at such time as the premises are again tenable, the obligation to pay rent shall resume. In the event that the damages involved are caused by negligence or fault on the part of the Resident, the rental provided for herein shall not abate, but shall be paid, as agreed, in timely fashion, and the Resident shall be further responsible for paying any sums deductible under the Owner's insurance coverage, which the Owner would otherwise be required to pay.

14. LIABILITY AND INDEMNIFICATION. The Owner shall not be liable for any damages or injuries to person or property occasioned anyone whatsoever, including other residents, employees, guests, or the like, by reason of Resident's use or occupancy of the apartment or the common areas, and Resident shall indemnify, defend and hold harmless Owner from and against any and all claims for damages or liability arising from injury to person or property regardless of how occurring. Furthermore, Owner shall not be liable to Resident, his family, employees or guests, for any injuries or damages caused by acts or omissions of other residents or occupants, whether caused on or off the property owned by the Owner. Finally, the Owner shall not be liable for any loss or damage resulting from failure, interruption or malfunction in the utilities provided Resident in connection with his/her occupancy of the apartment.
15. CONDEMNATION. If the apartment or all or any part of the premises shall be at any time taken for any public or quasi-public use under any statute or by right of eminent domain, Owner shall be entitled to and shall receive the award or payment therefore (hereinafter called the "Award"), and Resident shall assign, and does hereby assign and transfer, such Award to the Owner free and clear of every claim of every kind whatsoever by or on the part of the Resident.
16. DEFAULT. This Apartment Rental Agreement is made upon the condition that the Resident shall faithfully perform all of the terms, covenants and conditions herein contained by him/her to be performed as herein set forth or in other agreements heretofore or hereafter entered into between the

Owner and the Resident, and Resident shall be in default if:

- (a) Any rental payment due hereunder shall at any time be in arrears and unpaid for fifteen (15) days after receipt by Resident of written notice making demand therefore; or
- (b) Resident shall fail to observe or perform any of the covenants, agreements, or conditions set forth herein and said failure shall continue for a period of fifteen (15) days after receipt by Resident of written notice of such failure from Owner.

In the event of a default, Owner may at its option, declare the term of this Agreement ended and repossess the Apartment, and shall further be entitled to all other rights and remedies set forth herein. A waiver of any default by Owner shall not constitute a waiver of any other or subsequent default. The Owner shall be entitled to be fully reimbursed for all costs and expenses incurred in enforcing its rights hereunder, including a reasonable attorney's fee, and shall be entitled to have accrued monthly interest, at the maximum rate allowed by law, as to any payments due and owing hereunder.

- 17. ASSIGNMENT AND SUBLETTING. Should the apartment complex be sold or leased to another party, Owner shall have the right to assign this lease to the new owner. However, Resident may not assign or transfer this lease or sublet the apartment or any part thereof without the prior written consent of the Owner, which consent the Owner may withhold.
- 18. SUBORDINATION. This Apartment Rental Agreement is subject and subordinate to all ground or underlying leases and to all mortgages or deeds of trust which may now or hereafter affect such leases or the real property on which the

apartment is located. In the event of foreclosure, any entrance fees or security deposits will be refunded to the Resident on the basis of the applicable retention schedule. Furthermore, every effort will be made to have the mortgagee honor all agreements between the Owner and Resident and continue the apartment complex as an operating entity.

19. NOTICES. Any notice required or provided for herein shall be deemed to have been served sufficiently or received if the same shall be in writing and either hand delivered or mailed, postage prepaid, to a party's present address, or to such other address as that party may subsequently provide.
20. DISPOSITION OF PERSONAL PROPERTY. Upon the expiration or termination of this Agreement, Owner shall have the right, after ten (10) days written notice, to remove, at the Resident's sole cost and expense, from the premises, all of the Resident's personal belongings and other property remaining therein, and to dispose of same as the Owner in its sole judgment shall determine, with no liability therefore. In addition, as to any expenses thereby incurred, or incurred by the Owner in cleaning Resident's apartment, Resident shall reimburse Owner therefore.
21. SERVICES OFFERED.
 - (a) Meals. Owner will provide Resident with one meal per day, the meal to be determined by Owner, and to be served in the common dining area.
 - (b) Guest Meals. Are available at \$8.00 per meal.
 - (c) Utilities. All utilities, except telephone expenses, will be paid for by the Owner. However, the cost of telephone installation and removal shall be paid by Resident.

- (d) Janitorial Services. Owner will provide services in all service areas, halls and community areas.
- (e) Maid Service. Owner will provide maid service twice a month, on a regularly scheduled basis, to clean Resident's apartment if so desired by Resident.
- (f) Laundry. Twice each week, Resident's flat laundry will be picked up outside the door of Resident's apartment, cleaned and returned.
- (g) Laundromat. Laundry facilities are available free of charge at the apartment complex for Resident's use (Resident must provide detergent).
- (h) Transportation. Transportation will be available at certain scheduled times, to be determined by the Owner in view of the needs of the Resident and the other occupants of apartments.
- (i) Nursing Center. A bed in the adjoining nursing center will be made available, on a priority basis, whenever Resident's health, as determined by Resident's physician, so requires.

- (j) Nurse Call System. Is located in the master bedroom and bath of each apartment and is connected to the nurse's station at the adjacent nursing facility. If activated, a trained member of the Nursing Department will respond to the apartment.
- (k) Health Services Available. Skilled and Intermediate Nursing Care (Medicare and Medicaid Certified).
- (l) Storage Facilities. Owner shall provide, at Resident's sole risk, reasonable storage space for Resident's belongings other than furniture and other household furnishings.
- (m) Recreational Facilities. Recreational facilities are available for Resident's use on first come / first served basis.
- (n) Basic Cable TV Service. Basic Cable TV service is provided by the Owner. Additional services can be purchased by the Resident.
- (o) Personal Services. The following are available at the resident's expense:
 - Beauty/ Barber Shop
 - Accommodations for overnight guests
 - Dry cleaning pick-up and delivery
 - Daily delivery of local and national newspapers

22. ENTIRE AGREEMENT AND AMENDMENT. This Apartment Rental Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof and sets forth all representations and warranties and supersedes any and all prior or contemporaneous oral or written agreements, representations, warranties or understandings with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless evidenced by an agreement in writing signed by both the Resident (or his/her legal representative) and the Owner.
23. NORTH CAROLINA LAW. Notwithstanding anything else herein contained to the contrary, the following rights afforded by North Carolina law shall apply. Specifically:
- (a) In accordance with N.C.G.S. §58-64-25(a)(1), Resident may rescind this Agreement within thirty (30) days following the later of the execution of the contract as set forth below or the receipt of a disclosure statement that meets the requirements of N.C.G.S. §58-64. Furthermore, Resident is hereby notified that he/she is not required to move into the apartment described below prior to the expiration of the thirty day period described herein.
 - (b) In accordance with N.C.G.S. §58-64-25(a)(2), if a resident dies before occupying a living unit in the facility, or if, on account of illness, injury, or incapacity, a resident would be precluded from occupying a living unit in the facility, under the terms of the contract for continuing care, the contract is automatically canceled. All fees and deposits will be fully refundable to the resident or their Legal Representative within 30 days of notification to the facility.

- (c) In accordance with N.C.G.S. §58-64-25(a)(3), if an executed contract is rescinded or cancelled under the terms of this contract, all unearned fees and deposits will be fully refundable to the Resident or their Legal Representative within 30 days of notification to the facility.
- (d) In accordance with N.C.G.S. §58-64-25(b)(3), Owner will follow the following procedure to change resident's accommodations, if necessary, for the protection of the health or safety of the Resident or the general and economic welfare of the residents. All decisions regarding your permanent transfer from Oak Creek will be made after consultation with you and, when appropriate, with your family or designee. Oak Creek's decision will be binding.
- (e) In accordance with N.C.G.S. §58-64-25(b)(8), Resident is hereby informed that Owner has no religious or charitable affiliation. Furthermore, there is no affiliate organization that will be responsible for the financial and/or contractual obligations of the Owner.
- (f) In accordance with N.C.G.S. §58-64-25(b)(9), Resident has no property rights hereunder.
- (g) In accordance with N.C.G.S. §58-64-25(b)(10), Oak Creek's policy, regarding adjusting fees and/or rental sums hereunder, is that if the Resident is voluntarily absent from the facility, no adjustment will be made. In other words, all fees owed Owner hereunder, in the event of the voluntary absence of the Resident from the premises, will nevertheless be due and payable as otherwise provided for herein.

(h) In accordance with N.C.G.S. §58-64-25(b)(11), there is no requirement that the Resident apply for Medicaid, public assistance, or any public benefit program. More specifically, no such benefits are available to the Resident under this Agreement or while living at Oak Creek.

(i) In accordance with N.C.G.S. §58-64-40(b), "The Board of Directors or other governing body of a facility or its designated representative shall hold semiannual meetings with the residents of the facility for free discussions of subject including, but not limited to, income, expenditures, and financial trends and problems as they apply to the facility and discussions of proposed changes in policies, programs, and services. Upon request of the most representative residents' organization, a member of the governing body of the provider, such as a board member, a general partner, or a principal owner shall attend such meetings. Residents shall be entitled to at least seven days advance notice of each meeting. An agenda and any materials that will be distributed by the governing body at the meetings shall remain available upon request to residents."

24. APPLICABLE LAW. This Apartment Rental Agreement shall be governed by and construed according to the laws of the State of North Carolina.

25. BINDING EFFECT. This Apartment Rental Agreement and all terms, covenants and conditions herein contained, shall extend to and be binding upon the parties hereto and upon their respective heirs, administrators, successors, executors, and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date and year first above written.

WHITE OAK MANOR - BURLINGTON, INC.
d/b/a OAK CREEK APARTMENTS

By: _____
(Name and Title)

_____ (SEAL)
(Resident)

RESIDENT ACKNOWLEDGES THAT HE/SHE HAS READ THIS AGREEMENT BEFORE SIGNING, UNDERSTANDS ITS CONTENTS, AND AGREES TO ABIDE BY ALL OF ITS TERMS AND PROVISIONS.

Facility Use Only:
Apt. & Bldg. _____

Oak Creek Apartments

MEDICAL EVALUATION FORM

(This physical examination must be completed by your physician)

Name: _____ Birthdate: _____/_____/_____

Social Security Number: _____

Address: _____

Present Illness: _____

Date of Onset: _____

Past Illnesses: _____

Dates: _____

Mental/ Emotional Illnesses:

(If ever institutionalized, please provide dates and location(s): _____

Operations: _____

Dates: _____

Allergies: _____

Alcohol: _____

Tobacco: _____

PHYSICAL EXAMINATION

Wt: _____ Ht: _____ BP: _____ Pulse: _____ Rhythms: _____

General Appearance: _____

Skin: _____

Equilibrium: _____ Tremor: _____ Reflexes: _____

Vision: _____ Hearing: _____ Teeth: _____

Glands: _____ Breasts: _____

Lungs: _____ X-Ray: _____ Report: _____

Heart: _____ Murmur: _____

Abdomen: _____

Genitalia: _____ Pelvic: _____ Hernia: _____

Rectal: _____

Extremities: _____

LABORATORY

Urine: _____ Alb: _____ Sugar: _____ Micro: _____

Hematology: Hct/Hgb: _____ Wbc: _____

Chemistry: Glucose: _____ Bun: _____

Tuberculin Test: Negative: _____ Positive: _____

Additional information that may be helpful in evaluation of this case:

Medical History:

(Please check any of the following illnesses or diseases which apply currently or in the past)

- | | | |
|---|---|---|
| <input type="checkbox"/> High Blood Pressure | <input type="checkbox"/> Stroke | <input type="checkbox"/> Depression |
| <input type="checkbox"/> Diabetes | <input type="checkbox"/> Heart Attack | <input type="checkbox"/> Mental Illness |
| <input type="checkbox"/> Congestive Heart Failure | <input type="checkbox"/> Arteriosclerosis | <input type="checkbox"/> Mental Retardation |
| <input type="checkbox"/> Asthma | <input type="checkbox"/> Chronic Lung Disease | <input type="checkbox"/> Muscular Dystrophy |
| <input type="checkbox"/> Ulcers | <input type="checkbox"/> Rectal Bleeding | <input type="checkbox"/> Cancer |
| <input type="checkbox"/> Anemia | <input type="checkbox"/> Memory Loss | <input type="checkbox"/> Dementia |

Diagnosis: _____

Is patient capable of handling own medications? Yes No

Is patient physically and mentally capable of living in an independent living environment, without supervision? Yes No

(If no, please explain): _____

List all currently prescribed treatment/medications: _____

Any additional information: _____

Date:

Signature of Physician

The examining physician will mail this form directly to:

OAK CREEK APARTMENTS
343 Baldwin Rd. (27217-2775)
P O Box 3426
BURLINGTON, NC 27215-0426

Physician's Address: _____

Printed Name of Physician: _____

I hereby give permission for my physician to release my medical information to:

WHITE OAK MANOR, INC.

Patient's Signature: _____

Facility Use Only:

Apt. & Bldg. # _____

Oak Creek Apartments

APPLICATION FOR ADMISSION

Please Print or Type – (Each person must submit separate applications even if married)

1. Full Name: _____
2. Spouse: _____
3. Present Address: (If you maintain more than one home, please indicate):

4. Present Phone Number: _____
5. Social Security #: _____ Medicare #: _____
6. Health Insurance Co.: _____ Policy #: _____

7. Financial/ Legal Representative(s):
Name: _____ Name: _____
Address: _____ Address: _____

Phone: _____ Phone: _____
8. Marital Status: Single Married Widow/Widower
9. Birthdate: _____ Place of Birth: _____
10. Former Occupation(s): _____
11. Hobbies, special talents or interests: _____

12. Church Affiliation: _____
How long affiliated? _____

Name of Minister, Priest or Rabbi: _____

Address: _____

13. Special Needs (or Handicaps): _____

14. Names of Living Children (or next closest relative):

<u>Names</u>	<u>Addresses</u>	<u>Telephone #</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

15. Medical History: *(Please check any of the following illnesses or diseases which applies currently or in the past)*

- | | | |
|---|---|---|
| <input type="checkbox"/> High Blood Pressure | <input type="checkbox"/> Stroke | <input type="checkbox"/> Depression |
| <input type="checkbox"/> Diabetes | <input type="checkbox"/> Heart Attack | <input type="checkbox"/> Mental Illness |
| <input type="checkbox"/> Congestive Heart Failure | <input type="checkbox"/> Arteriosclerosis | <input type="checkbox"/> Mental Retardation |
| <input type="checkbox"/> Asthma | <input type="checkbox"/> Chronic Lung Disease | <input type="checkbox"/> Muscular Dystrophy |
| <input type="checkbox"/> Ulcers | <input type="checkbox"/> Rectal Bleeding | <input type="checkbox"/> Cancer |
| <input type="checkbox"/> Anemia | <input type="checkbox"/> Surgeries in the last five years | |

16. Oak Creek is a tobacco-free campus.
Will anyone residing in your apartment use tobacco products? Yes No

17. Physician who will prepare your medical evaluation form certificate:

Physician's Name: _____

Telephone #: _____

Office Address: _____

Do you authorize OAK CREEK to discuss your health with the above physician?

YES NO

List all currently prescribed medications: _____

18. List all hospitalizations/institutions in past five years: *(Specify reason and date{s})*

<u>Hospital/Institution</u>	<u>Date</u>	<u>Reason</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

19. Have you ever been denied admission to another retirement community?

YES NO

(If your answer is Yes, explain) _____

Emergency Contact Person: _____

Address: _____

Telephone #: _____ Email Address: _____

20. List one person (not a relative) whom you have known at least five years, whom you wish to use as a personal reference:

A complete application will also include a completed Medical Evaluation Form.

I make this application for admission to OAK CREEK of my own free will and accord, with the knowledge that I may always change my mind. I declare the answers to be true, full and complete. To the best of my knowledge and belief, I am capable of living at Oak Creek without extraordinary care and that the facilities, services, fees, costs, refunds and policies have been explained to me and are acceptable as presented. I hereby give Oak Creek, Inc. the right to seek out any necessary information and/or reference, including those references set forth in this Application, in processing the Application.

Signature of Applicant

Date