

# **Disclosure Statement**

**February 28, 2020**

## **Scotia Village**

**A Division of The Presbyterian Homes, Inc.**

**2200 Elm Avenue  
Laurinburg, North Carolina 28352  
(910) 277-2000**

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 27, 2021;**
- **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.**

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## **I. ORGANIZATION INTRODUCTION AND INFORMATION**

### **A. Narrative Description of the Organization and Its Operation**

The Presbyterian Homes, Inc. (formerly The Presbyterian Home, Inc. and The Presbyterian Home for the Aged, Inc.), located at 2109 Sandy Ridge Road, Colfax, NC 27235, was incorporated as a not-for-profit corporation on December 17, 1946 and began operation in January 1952. On August 16, 1984, the charter was amended to create a corporate umbrella to oversee operation of Presbyterian continuing care retirement communities throughout North Carolina. The community in Laurinburg is named Scotia Village and is designated as an operating division of The Presbyterian Homes, Inc. The other division of the corporation is River Landing at Sandy Ridge in Colfax, NC. Glenaire, Inc., in Cary, NC, is a controlled affiliate of The Presbyterian Homes, Inc.

### **B. Non-Profit/For-Profit Status**

The Presbyterian Homes, Inc. is exempt from Federal income taxes under Internal Revenue Code Section 501(c) (3).

### **C. Affiliation**

The Presbyterian Homes, Inc. is associated with the Synod of the Mid-Atlantic of the Presbyterian Church (U.S.A.) (Herein called "Synod") by a covenant agreement. The covenant agreement states that the Synod on behalf of the church offers its encouragement in The Presbyterian Homes, Inc.'s ministry. The Presbyterian Homes, Inc. affirms its purpose and commitment to its mission of services to older adults on behalf of the church.

### **D. Accreditation**

The Presbyterian Homes, Inc. is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF).

## **II. COMMUNITY INTRODUCTION AND INFORMATION**

### **A. Narrative Description of the Community and Its Operation**

Scotia Village, which opened in December 1988, consists of fifty-eight (58) nursing beds, thirty two (32) home for the aged beds and one hundred twenty-seven (127) residential or independent living accommodations. Sixty-one (61) of these accommodations are located in the main building; sixteen (16) accommodations are located in cluster houses with eight (8) accommodations to a cluster, thirty (30) villas and twenty (20) single family homes.

By offering a variety of community amenities to its Residents and guests, Scotia Village provides an abundance of personal services that are tailored to a quality lifestyle.

## **B. Non-Profit/For-Profit Status**

As a division of The Presbyterian Homes, Inc., Scotia Village is exempt from Federal income taxes under Internal Revenue Code Section 501 (c) (3).

## **C. Accreditation**

Scotia Village is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) which accredits continuing care retirement communities nationwide. Accreditation by the Commission on Accreditation of Rehabilitation Facilities (CARF) indicates that the community has been carefully evaluated and found to meet standards of excellence agreed upon by continuing care professionals.

## **D. Legal Description, i.e. Corporation, Partnership, etc.**

Scotia Village, a Division of The Presbyterian Homes, Inc., was established in August of 1984 and received a Certificate of Assumed name in July 1986.

## **E. Organization**

The Presbyterian Homes, Inc. manages divisions and an affiliate subject to the direction of the Board of Governors.

Mr. Timothy J. Webster is currently President and Chief Executive Officer, and Assistant Secretary with The Presbyterian Homes, Inc. He has been with the company since April of 1994. During his tenure he has held the positions of Assistant Controller, Controller, Director of Finance, Director of Operations, and Vice President and Chief Operating Officer. Mr. Webster is a Certified Public Accountant.

Mr. Hank Lovvorn is currently Vice President and Director of Operations with The Presbyterian Homes, Inc. He has been with the Company since June 2008. Prior to joining The Presbyterian Homes, Inc. he served as Regional Vice President of Operations for a multi-community retirement organization in Florida.

Mrs. Julia F. Hanover is currently the Vice President and Chief Financial Officer, and Assistant Treasurer with The Presbyterian Homes, Inc. She has been with the company since March of 1998. She has served as Director of Finance and Controller since her tenure with the corporation. Mrs. Hanover is a Certified Public Accountant.

Mr. Mark Collins is currently Vice President, Director of Human Resources. He has been with the company since September 2012.

Scotia Village is managed by its employed staff subject to the Board of Trustees which are approved and appointed by the Board of Governors of The Presbyterian Homes, Inc.

Mr. Allen Johnson has been the Executive Director of Scotia Village since June 2015. He has been employed by The Presbyterian Homes since 2008 and previously served as Associate Director and Director of Marketing at Scotia Village.

**The Presbyterian Homes, Inc.**  
**2020 Board of Governors**

Mr. Bob Beall  
2109 Sandy Ridge Road  
Colfax, NC 27235

Retired  
Assistant Publisher, Greensboro-News & Record  
Greensboro, NC

Mr. Gordon Brown  
2109 Sandy Ridge Road  
Colfax, NC 27235

Executive Vice President of Finance & Administration  
Alfred Williams & Company  
Raleigh, NC

Mrs. Angela Butler  
2109 Sandy Ridge Road  
Colfax, NC 27235

Attorney, Partner  
McAllister, Aldridge & Kreinbrink, PLLC  
High Point, NC

Mrs. Elizabeth Cooley  
2109 Sandy Ridge Road  
Colfax, NC 27235

Church/Civic Leader  
Wagram, NC

Mr. David Coulter  
2109 Sandy Ridge Road  
Colfax, NC 27235

Retired  
WakeMed, Senior VP, Administrator at Cary Hospital  
Cary, NC

Dr. Mac Doubles  
2109 Sandy Ridge Road  
Colfax, NC 27235

Clergy/Retired College Educator  
Hartsville, SC

Mrs. Lori Haddock  
2109 Sandy Ridge Road  
Colfax, NC 27235

Managing Partner  
Midtown Financial Advisors  
Greensboro, NC

Mr. Bubba Judy  
2109 Sandy Ridge Road  
Colfax, NC 27235

Sales Manager  
Beeson Hardware Company  
High Point, NC

Mrs. Leigh Ann Klee  
2109 Sandy Ridge Road  
Colfax, NC 27235

CFO/COO  
PACE Communications  
Greensboro, NC

Mr. Alexander L. Maulsby  
2109 Sandy Ridge Road  
Colfax, NC 27235

Attorney, Partner  
Smith Moore Leatherwood Attorneys at Law  
Greensboro, NC

Mr. D. Hector McEachern  
2109 Sandy Ridge Road  
Colfax, NC 27235

Consultant  
The McEachern Group  
High Point, NC

Mr. Bill McIlwain  
2109 Sandy Ridge Road  
Colfax, NC 27235

Retired / District Court Judge  
Laurinburg, NC

Mr. Gene McLaurin

President

2109 Sandy Ridge Road  
Colfax, NC 27235

Quality Oil  
Rockingham, NC

Mr. Debbie Pappas  
2109 Sandy Ridge Road  
Colfax, NC 27235

Teacher and Counselor

Mr. Bill Smith  
2109 Sandy Ridge Road  
Colfax, NC 27235

Retired  
U.S. Navy Commander/Ship Engineer  
Multiple locations

Mr. Christopher B. Taylor  
2109 Sandy Ridge Road  
Colfax, NC 27235

Past Assistant Secretary  
North Carolina Medical Care Commission  
Raleigh, NC

Mr. Alec Wrenn  
2109 Sandy Ridge Road  
Colfax, NC 27235

Retired  
Wrenn Zealy Properties, Inc.  
Greensboro, NC

Mr. Thomas W. Williams, Jr.  
2109 Sandy Ridge Road  
Colfax, NC 27235  
**(BOG Emeritus)**

Retired  
Wachovia Bank, NA  
Winston-Salem, NC

## **Scotia Village 2020 Board of Trustees**

Mr. Richard Boles  
2200 Elm Avenue  
Laurinburg, NC 28352

Boles Funeral Home  
Laurinburg, NC

Mrs. Brandi Jones Bullock  
2200 Elm Avenue  
Laurinburg, NC 28352

Attorney & Counselor at Law  
Jones Bullock, PLLC  
Laurinburg, NC

Mr. David L. Burns  
2200 Elm Avenue  
Laurinburg, NC 28352

Retired/ President  
Z.V. Pate Company  
Laurel Hill, NC

Mr. David Chestnut  
2200 Elm Avenue  
Laurinburg, NC 28352

Retired/Human Resource Manager  
International Textile Group (Burlington Ind.)  
Raeford/Richmond, NC

Dr. Mac Doubles  
2200 Elm Avenue  
Laurinburg, NC 28352

Clergy/Retired College Educator  
Hartsville, SC

Mrs. Brenda Gilbert  
2200 Elm Avenue  
Laurinburg, NC 28352

Retired/Director of School Community Relations  
Scotland County Schools  
Laurinburg, NC

Mrs. Camille L. Goins 2200 Elm Avenue Laurinburg, NC 28352	Assistant Professor Educational Leadership University of North Carolina Pembroke Pembroke, NC
Mr. Marc Humann 2200 Elm Avenue Laurinburg, NC 28352	Financial Advisor BB&T Rockingham, NC
Mr. Alan Livingston 2200 Elm Avenue Laurinburg, NC 28352	CPA Laurinburg, NC
Mr. William C. McIlwain 2200 Elm Avenue Laurinburg, NC 28352	Retired/District Court Judge Laurinburg, NC
Mr. Gene McLaurin 2200 Elm Avenue Laurinburg, NC 28352	President Quality Oil Rockingham, NC
Mrs. Linda McLester 2200 Elm Avenue Laurinburg, NC 28352	Church/Civic Leader Rockingham, NC
Mrs. Corinne Nicolson 2200 Elm Avenue Laurinburg, NC 28352	Chair/Dept. of Business Professor of Business St. Andrews University
Mr. Charles Rivers 2200 Elm Avenue Laurinburg, NC 28352	President/CEO First Capital Bank Laurinburg, NC
Mr. Jay Todd 2200 Elm Avenue Laurinburg, NC 28352	Chief Operating Officer Service Thread Laurinburg, NC
General Clint Willis 2200 Elm Avenue Laurinburg, NC 28352	Retired/Brigadier General United States Army Laurinburg, NC
Mr. Greg Wood 2200 Elm Avenue Laurinburg, NC 28352	CEO/Administrator Scotland Healthcare Systems Laurinburg, NC

None of the Trustees or the Board of Governors is employed by The Presbyterian Homes, Inc., or Scotia Village and the services as Trustees are without remuneration.

No member of the Board of Governors or the Board of Trustees or the named management staff has 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 judgement, if the felony or civil action involved fraud, embezzlement, fraudulent conversion, or misappropriation of property; or 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, if the order or action arose out of or related to business activity of health care, including actions affecting a license to operate a foster care community, nursing home, retirement home, home for aged, or community subject to Article 58-64 or a similar law in another state.

No member of the Board of Governors or the Board of Trustees or the named management staff has a ten percent or greater interest in any professional service firm, association, trust, partnership, or corporation which is presently or expects to provide goods, leases or services to the community or to Residents of the community of an aggregate value of \$500 or more within any year. No entity that provides or will provide goods or services to the community of \$500 or more has a ten percent or greater interest in any members of the Board of Governors, Trustees, or management staff.

Annually each member of the Board of Governors or the Board of Trustees shall state in writing that they are free of a Conflict of Interest and comply with the Code of Conduct. A copy of the Conflict of Interest Statement is included as Exhibit E.

#### **F. Location and Description of Physical Property**

Scotia Village is located at 2200 Elm Avenue, Laurinburg, NC adjacent to St. Andrews Presbyterian College. The site is comprised of 66 acres.

#### **G. Estimated Number of Residents**

As of December 31, 2019, Scotia Village had 240 Residents, all of whom are covered by contract for continuing care.

### **III. POLICIES – ADMISSION/OCCUPANCY**

#### **A. Health Criteria**

Admission requirements for Residents at Scotia Village are non-discriminatory. Scotia Village is open to both married and single men and women of all races and religions without regard to place of former residence. Admission is restricted to persons 62 years of age or older, except that in the case of a married couple in which one spouse is at least 62 years of age, the other spouse shall be at least 55 years of age. Scotia Village requires that a Resident submit a report of a physical examination made by a physician selected by the Resident within sixty (60) days of the projected occupancy date. If the health of the Resident, as disclosed by such physical examination, differs materially from that disclosed in the Resident's application for admission and personal health history, Scotia Village shall have the right to decline admission of the Resident and to terminate the agreement, or at the discretion of Scotia Village, to permit the Resident to take occupancy of accommodations at Scotia Village suitable to the needs of the Resident.

#### **B. Financial and Insurance Criteria**

Financial guidelines required for acceptance of a Resident are reviewed by the Admission Committee on a case-by-case basis. However, Residents of Scotia Village are expected to have sufficient financial resources to pay the entrance fee, monthly fee and other personal expenses for the duration of the anticipated residence at the community.



### **C. Changes of Condition Prior to Occupancy**

In the event, after payment of entrance fee and before occupancy by Resident, the Resident or Resident's spouse or roommate should die, or if, on account of illness, injury, or incapacity, a Resident would be precluded from occupying a living unit in the community under the terms of the contract for continuing care, or if it is determined that the Resident no longer qualifies for admission to Scotia Village after execution of such contract, the contract is "automatically cancelled." Any refund due shall be paid within sixty (60) days of termination.

### **D. Cancellation/Termination/Refunds**

Residents of Scotia Village may cancel the contract and leave the community at any time. Scotia Village may cancel the contract if the Resident violates the rules and regulations applicable to governing Scotia Village Residents. Conditions under which all or any portion of the entrance fee will be refunded are as follows:

1. The Resident may rescind any contract with Scotia Village requiring the payment of an entrance fee within thirty (30) days of the later of the execution of the contract or receipt of a disclosure statement, in which event any money paid to Scotia Village will be returned in full, less any standard customary charges made by Scotia Village to the Resident prior to rescission, which charges shall be applicable only for the period the living accommodation was actually occupied by the Resident. A Resident is not required to move into an accommodation before the expiration of the aforesaid thirty-day period. Each Resident executing such a contract shall also, prior thereto, receive a copy of this Disclosure Statement. Any refund due shall be paid within sixty (60) days of termination.
2. Scotia Village shall refund the full amount of any Entrance fee paid by a Resident, without interest, in accordance with the following:
  - a. Upon the death of such Resident prior to his/her occupancy of a reserved, or
  - b. Should such Resident be unable to occupy the reserved accommodation because of his/her illness, injury, incapacity, or other such physical or mental health considerations which, in the opinion of Scotia Village, make occupancy by the Resident not feasible, or
  - c. Should a Resident not qualify for admission to Scotia Village after execution of such contract.
3. Should a Resident cancel his/her Entrance Agreement after the thirty-day cancellation provision as specified in (D. 1.) above and before occupancy for any reason other than those stated in (D. 2.) above, refund will be made by Scotia Village of the portion of the Entrance Fee previously paid less a non-refundable fee to be retained by Scotia Village, which non-refundable fee shall total five percent of the total Entrance Fee. Any refund due shall be paid within sixty (60) days of termination of the agreement.

Should a Resident leave Scotia Village for any reason (voluntarily or involuntarily) during the first 48 months of occupancy, a pro-rated reimbursement will be paid to the Resident as follows:

- a. The first 60 days of occupancy constitutes a trial period in which 96% of the entrance fee would be refunded should the Resident leave for any reason. Any refund due shall be paid within sixty (60) days of termination of the agreement.
  - b. At any time after the expiration of the first sixty (60) days of residence at Scotia Village, the Resident may terminate the Agreement by giving PHI thirty (30) days prior written notice of such termination. In the event of such termination, the Resident may be entitled to receive a partial refund. Any partial refund shall be determined and paid as follows: Resident shall receive a refund in an amount equal to the Entrance Fee paid to PHI less the applicable Amortization percentage for the type of Entrance Fee Option selected by Resident thereof for each full calendar month or portion thereof which has elapsed from Resident's Admission Date to the effective date of termination and less four percent (4%) which is the nonrefundable portion of the Entrance Fee. For avoidance of doubt, all Entrance Fee refunds are calculated assuming and based upon full calendar months. Any portion of a calendar month (whether relating to the month of Resident's Admission Date or the month of Resident's termination date of this Agreement) shall be deemed to be full and separate calendar months for purposes of calculating any Entrance Fee refund. Any refund due will be paid at such time that the resident living accommodation has been reserved by a prospective resident and the prospective resident has paid the resident entrance fee.
4. Termination by PHI. PHI may terminate this Agreement at any time if there has been a material misrepresentation or omission made by the Resident in the Resident's Application for Admission, Personal Health History or Confidential Financial Statement; if a material change in the Resident's health takes place before occupancy (Admission Date); if the Resident fails to make payment to PHI of any fees or charges due Scotia Village within sixty (60) days of the date when due; if the Resident does not abide by the rules and regulations adopted by PHI as determined by PHI; or Resident breaches any of the terms and conditions of this Agreement. In the event of termination for any of such causes the Resident may be entitled to a partial refund of the Entrance Fee paid by the Resident determined in accordance and paid in the same manner as provided above.

#### **E. Moves**

Scotia Village has the authority to determine that the Resident should be transferred from the Resident's living accommodation to the Health Center or from one level of care to another level of care within the Health Center. Such determination will be based on the professional opinion of the Medical Director and the Executive Director of Scotia Village and will be made only after consultation to the extent practical with the Resident, a representative of the Resident's family or the sponsor of the Resident and the Resident's attending physician.

If it is determined by the Medical Director and the Executive Director that the Resident needs care beyond that which can be provided by the community and personnel of Scotia Village, the Resident may be transferred to a hospital, center or institution equipped to give such care, which care will be at the expense of the Resident. Such transfer of the Resident will be made only after consultation to the extent possible with the Resident, a representative of the Resident's family or the sponsor of the Resident and the Resident's attending physician. If a determination is made by Scotia Village that any transfer described above is probably not

temporary in nature, the Resident must surrender the living accommodation or the accommodation in the Health Center occupied by the Resident prior to such transfer. If Scotia Village subsequently determines upon the opinion of the Medical Director and the Executive Director that the Resident can resume occupancy in accommodations comparable to those occupied by the Resident prior to such transfer, the Resident will have priority to such accommodations as soon as they become available.

#### **F. Marriage/New Second Occupant**

If a Resident while occupying a living accommodation marries a person who is also a Resident, the two Residents may occupy the living accommodation of either Resident and shall surrender the living accommodation not to be occupied by them. No refund will be payable with respect to the living accommodation surrendered. Such married Residents will pay the monthly charge for double occupancy associated with the living accommodation occupied by them.

In the event that a Resident shall marry a person who is not a Resident of Scotia Village, the spouse may become a Resident if such spouse meets all of the then current requirements for admission to Scotia Village, enters into a then current version of the Residence and Care Agreement and pays an entrance fee in an amount determined by Scotia Village in its discretion but in any event not more than two-thirds of the then current entrance fee associated with the type of living accommodation to be occupied by them. If the Resident's spouse shall not meet the requirements of Scotia Village for admission as a Resident, the Resident may terminate this agreement.

#### **G. Inability to Pay**

It is the policy of Scotia Village that the Agreement will not be terminated solely because of the Resident's financial inability to continue to pay the monthly charge or other charges payable by reasons of circumstances beyond the Resident's control, provided, however, this declaration shall not be construed as qualifying the right of Scotia Village to terminate the Agreement in accordance with the terms hereof. In the event that a Resident presents that facts which in the opinion of Scotia Village justify special financial consideration, Scotia Village will give careful consideration to subsidizing in whole or in part the monthly charge and other charges payable by the Resident so long as such subsidy can be made without impairing the ability of Scotia Village to attain its objectives while operating on a sound financial basis. Any determination by Scotia Village with regard to the granting of financial assistance shall be within the sole discretion of Scotia Village, under a separate agreement. If Scotia Village requests, Resident agrees to apply for Medicaid, public assistance or any other reasonable available public benefit program to offset Resident's monthly charge or other charges payable hereunder.

### **IV. SERVICES**

#### **A. Standard Services Available**

Services provided by Scotia Village, which are included in the base fee, are as follows: living accommodations, utilities (except villa and single-family home Residents), certain furnishings, one meal, basic housekeeping services, laundry, basic maintenance and repairs, grounds keeping, parking, common services, transportation, activities, nursing and health

care.

Scotia Village operates a clinic which is staffed by a full-time nurse. The clinic nurse provides blood pressure checks, medication monitoring and can draw blood for lab tests as prescribed by a physician. These services are available free of charge to all residents within the community.

#### **B. Services Available at Extra Charge**

Residents will be expected to pay for physicians, medical/surgical specialist and practitioners, hospital costs, all drugs and special treatments that cannot be provided by the Health Care community.

Other services available at an extra charge include telephone installation charge and the cost of telephone services, utilities for villa and single-family home Residents and additional meals. The cost of the most expensive meal will be included in the monthly charge. If the Resident eats more than one meal on any given day, they will be charged for the second meal at a rate lower than the first meal. An additional charge may be made for transportation for special personal or group trips. Special requests over and above the basic services will be provided with a nominal charge.

#### **C. Health Services Available**

Health Care at Scotia Village will be provided for the benefit of the Residents. Charges for the accommodation of services are based on two different financial arrangements. Life Care for those “founding Residents” who had a contractual agreement with Scotia Village prior to December 31, 1991 and continuing care for individuals who are not “founding Residents”.

The Life Care benefit would be defined as providing the Resident of Scotia Village with nursing care either temporarily or permanently in the Scotia Village Health Center (skilled nursing care, SNF) and Scotia Village will charge the Resident an amount equal to the single person monthly fee in the accommodation occupied by the Resident at the time of the transfer plus an additional charge attributed to the cost of two (2) meals per day. The Resident would be responsible for the cost of medications and any medical services beyond that available in the Scotia Village Health Center. Should the Resident require care in another health care institution, all costs that result from such a transfer would be paid by the Resident. Scotia Village would, of course, maintain its ability to adjust the monthly fee in order to reflect changes in the costs of providing services.

Continuing Care charges for the accommodation of services shall be included in the per diem rate. If the Resident is transferred to nursing, the Resident shall continue to pay the same type of living accommodation he/she moved from for the first fourteen (14) day period, the Resident will not be required to pay a per diem charge for occupancy in nursing, but shall pay for additional meals or other services not normally covered by the monthly charge. In addition, after the fourteen (14) grace days, the Resident shall thereafter pay eighty percent (80%) of the amount of accommodation plus charges for the services not included in such per diem rate.

#### **D. Personal Services Available**

For purposes of counseling and assistance, Scotia Village provides professional staff in Resident relations, social work and activities. Visits by outside clergy and counselors are facilitated. Recreation, entertainment and wellness activities are extensive and adjusted to meet the needs and interests of the Residents.

## V. FEES

### A. Application/Registration Fee

Scotia Village has a non-refundable administrative fee of \$200 to reserve a priority on the Future Residency Program's waiting list.

### B. Entrance Fees

An entrance fee is a payment that assures a Resident a place in a community for a term of years or for life. There is an entrance fee as a condition to becoming a Resident of Scotia Village. Ten Percent (10%) of the entrance fee is due payable upon execution of the Agreement. For new cottage construction, an additional fifteen percent (15%) of the entrance fee will be due and payable within fifteen (15) days after Scotia Village advises the Resident that construction of the cottage has begun. The balance is due and payable ten days prior to the projected date of occupancy. Entrance fees are based on the size of the living accommodations. The current entrance fee for each type living accommodation is as follows:

<u>Accommodation Type</u>	<u>Amount</u>
<b>Apartments</b>	
Efficiency	\$43,000
Expanded Efficiency	\$47,000
One Bedroom	\$64,000
Expanded One Bedroom	\$79,000
Deluxe One Bedroom Suite	\$99,000
Two Bedroom	\$131,000
Deluxe Two Bedroom	\$140,000
Expanded Two Bedroom	\$177,000
<b>Cluster Cottages</b>	
One Bedroom	\$97,000
Two Bedroom	\$153,000
Expanded Two Bedroom	\$157,000
<b>Villas</b>	
Two Bedroom	\$203,000
Three Bedroom	\$240,000
<b>Single Family Homes</b>	
Two Bedroom	\$262,000
Three Bedroom	\$317,000

<b>Assisted Living I</b>	\$15,000
<b>Assisted Living II</b>	\$18,000 - \$20,000
<b>Skilled Nursing</b>	\$10,000
<b>Alzheimer's Healthcare</b>	\$10,000

**C. Monthly Fees**

Residents of Scotia Village are charged a monthly or per diem fee according to the following schedule:

**Apartments**

Efficiency	\$2,382
Expanded Efficiency	\$2,558
One Bedroom	\$2,708
Expanded One Bedroom	\$2,852
Deluxe One Bedroom Suite	\$2,868
Two Bedroom	\$3,154
Deluxe Two Bedroom	\$3,295
Expanded Two Bedroom	\$3,416

**Clustered Cottages**

One Bedroom	\$2,934
Two Bedroom	\$3,221
Expanded Two Bedroom	\$3,523

**Villas**

Two Bedroom	\$3,401
Three Bedroom	\$3,516

**Single Family Homes**

Two Bedroom	\$3,526
Three Bedroom	\$3,663

<b>Assisted Living I</b>	\$4,357
<b>Assisted Living II</b>	\$5,088 - \$5,841

<b>Skilled Nursing</b>	\$289 Per Day
<b>Alzheimer's Healthcare</b>	\$295 Per Day

<b>Second Person Fee</b>	\$991
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**D. Fee Change Policy**

Scotia Village may adjust the monthly charge from time to time during the term of the

Agreement as it deems necessary in order to reflect changes in the costs of providing the communities, programs and services described in the Agreement consistent with operating on a sound financial basis and maintaining the quality of services called for therein. Any such increases in the monthly charge or other charges may be made by Scotia Village upon thirty (30) days written notice to the Resident.

**E. Changes in Fees for the Previous Five (5) Years**

Following is a schedule of monthly fee changes for the previous five years. Monthly fees change annually every January 1<sup>st</sup>. This schedule includes independent living including second person fees, assisted living and skilled nursing rate changes.

	<u>1-1-2016</u>	<u>1-1-2017</u>	<u>1-1-2018</u>	<u>1-1-2019</u>	<u>1-1-2020</u>
<u>Average Dollar Increase</u>	\$74	\$77	\$74	\$76	\$78

**VI. FINANCIAL INFORMATION**

**A. Financial Overview Statement**

The Presbyterian Homes, Inc. and Scotia Village are dedicated to maintaining a sound financial operation and are dependent upon revenue from entrance fees and services fees from Residents of Scotia Village. Operating expenses are closely monitored to ensure the provision of quality services in the most cost-effective manner possible.

**B. Reserves, Escrow and Trusts**

According to the provisions of G.S. 58-64-33, The Presbyterian Homes, Inc. is required to have operating reserves equal to 25% of its operating costs projected for the first fiscal year of the forecast, if occupancy levels remain in excess of 90%. Scotia Village, River Landing at Sandy Ridge and Glenaire, Inc. have and expect to maintain an occupancy rate in excess of 90%.

The required reserve for 2020 based on the forecasted operating costs is \$15,639,000 and is shown on the balance sheet as Reserves Required by State Statute. These assets are managed by Bank of America. The current investment manager is Mrs. Mary Stokes a Senior Vice President and Senior Portfolio Strategist in the U.S. Trust, Bank of America office of Customized Portfolio Management.

**VII. OTHER MATERIAL INFORMATION**

**A. Explanation of Material Differences**

The threshold for materiality is \$2,000,000. (Continued on Page 14)

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**B. Current Certified Financial Statements** *(See Exhibit A Attached)*

Audited financial statements of The Presbyterian Homes, Inc. for the fiscal year ended September 30, 2019, are attached as Exhibit A.

**C. Five Year Projection Statements** *(See Exhibit B Attached)*

Five year forecasted Statements of Financial Position, Statements of Activities and Cash Flows including details of all significant assumptions are attached as Exhibit B.

**D. Resident's Agreement** *(See Exhibit C Attached)*

A copy of the current Scotia Village Residence and Care Agreement which complies with all contract specifications as per North Carolina General Statute G.S. 58-64-25 (a) and (b) is attached as Exhibit C.

**E. Actuarial Summary Report**

Not required.

**F. Interim Financial Statements** *(See Exhibit D Attached)*

Interim Financial Statements for the period ended December 31, 2019 are attached as Exhibit D.

# Exhibit A

## THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES

COMBINED FINANCIAL STATEMENTS

YEARS ENDED SEPTEMBER 30, 2019 AND 2018



# THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES

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## Independent Auditor's Report

To the Board of Directors  
The Presbyterian Homes, Inc.  
Colfax, North Carolina

We have audited the accompanying combined financial statements of The Presbyterian Homes, Inc. and Its Combined Affiliates (the "Organization"), which comprise the combined statements of financial position as of September 30, 2019 and 2018, and the related combined statements of operations and changes in net assets, expenses by nature and function, and cash flows for the years then ended and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these combined 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 combined financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the combined financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the combined financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the combined 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 Organization'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 combined financial statements.

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

### Opinion

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the financial position of The Presbyterian Homes, Inc. and Its Combined Affiliates as of September 30, 2019, and 2018, and the changes in their net assets and their cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

*Bernard Robinson & Company, L.L.P.*

Greensboro, North Carolina  
January 13, 2020

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combined Statements of Financial Position**  
**September 30, 2019 and 2018**

<u>Assets</u>	<u>2019</u>	<u>2018</u>
Current Assets:		
Cash and cash equivalents	\$ 32,217,151	\$ 21,721,398
Assets limited as to use, required for current liabilities	1,356,257	1,373,619
Accounts receivable, net of allowance for doubtful accounts \$607,381 in 2019; \$605,291 in 2018	1,533,446	1,161,464
Other receivables	3,068,796	1,756,183
Unconditional promises to give, net	21,500	32,000
Other	314,915	574,075
Total current assets	<u>38,512,065</u>	<u>26,618,739</u>
Assets limited as to use, net of amount required for current liabilities:		
Under bond agreement	21,799	1,986
Reserves required by state statute	14,068,855	14,069,467
By donors for permanent endowment funds	3,311,974	2,953,366
Residents' cash deposits	938	4,273
	<u>17,403,566</u>	<u>17,029,092</u>
Investments and other assets:		
Investments	88,451,121	84,836,523
Other assets	106,885	111,799
Interest rate swap agreement	-	3,094,584
	<u>88,558,006</u>	<u>88,042,906</u>
Property and Equipment:		
Land, buildings and equipment	266,850,506	259,410,663
Construction-in-progress	48,300,073	9,885,027
	<u>315,150,579</u>	<u>269,295,690</u>
Less accumulated depreciation	98,312,312	90,521,553
	<u>216,838,267</u>	<u>178,774,137</u>
Total assets	<u>\$ 361,311,904</u>	<u>\$ 310,464,874</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combined Statements of Financial Position (Continued)**  
**September 30, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
<b><u>Liabilities and Net Assets</u></b>		
Current Liabilities:		
Current maturities of long-term debt	\$ 7,033,855	\$ 6,459,815
Accounts payable	9,660,280	2,778,367
Accrued payroll and related expenses	1,607,875	1,476,894
Accrued interest	801,418	819,894
Other accrued expenses	699,411	673,779
Estimated refundable entrance fees	1,043,587	921,575
Total current liabilities	<u>20,846,426</u>	<u>13,130,324</u>
Long-term debt, less current maturities and unamortized deferred financing costs	<u>120,230,589</u>	<u>98,840,389</u>
Deferred revenue and other liabilities:		
Deferred revenue from entrance fees - non refundable	36,669,285	35,097,149
Deferred revenue from entrance fees - refundable	20,444,368	22,531,940
Refundable entrance fees	9,609,631	9,412,926
Admission deposits	12,952,684	4,065,410
Interest rate swap agreement	1,514,522	-
Other accrued expenses	1,429,313	1,347,634
Residents' cash deposits	938	4,273
	<u>82,620,741</u>	<u>72,459,332</u>
Total liabilities	<u>223,697,756</u>	<u>184,430,045</u>
Net Assets:		
Assets without donor restrictions	129,585,674	118,872,557
Assets with donor restrictions	8,028,474	7,162,272
Total net assets	<u>137,614,148</u>	<u>126,034,829</u>
Total liabilities and net assets	<u>\$ 361,311,904</u>	<u>\$ 310,464,874</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combined Statements of Operations and Changes in Net Assets**  
**Years Ended September 30, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
Changes in net assets without donor restrictions:		
Operating revenues:		
Resident fees, including amortization of entrance fees of <b>\$10,274,106</b> in <b>2019</b> and \$9,702,257 in 2018	<b>\$ 64,926,413</b>	\$ 62,812,843
Food service income	<b>355,039</b>	294,982
Reimbursed medical	<b>2,276,703</b>	2,064,893
Golf course revenue	<b>200</b>	47,454
Management fee	<b>1,931,797</b>	1,424,139
Other	<b>280,313</b>	311,992
Total operating revenues	<u><b>69,770,465</b></u>	<u>66,956,303</u>
Operating expenses:		
Routine services	<b>15,647,174</b>	15,039,008
Special services	<b>1,295,557</b>	1,250,719
Dining services	<b>7,722,242</b>	7,357,698
Environmental services	<b>2,537,421</b>	2,549,295
Maintenance	<b>6,218,510</b>	5,908,300
Project and development	<b>275,277</b>	234,601
Marketing	<b>1,388,867</b>	1,452,421
Administrative	<b>11,321,195</b>	10,075,852
Depreciation and other charges	<b>7,863,488</b>	7,750,605
Bond and note interest, and amortization	<b>3,016,712</b>	3,055,205
Purchased medical services	<b>2,391,384</b>	2,199,283
Miscellaneous, net	<b>396,744</b>	474,443
Golf course and grounds expense	<b>779,591</b>	724,703
Total operating expenses	<u><b>60,854,162</b></u>	<u>58,072,133</u>
Increase in net assets without donor restrictions from operations	<u><b>8,916,303</b></u>	<u>8,884,170</u>
Nonoperating gains:		
Contributions	<b>501,505</b>	489,978
Net realized investment income	<b>4,405,605</b>	6,544,296
Net unrealized appreciation of investments	<b>611,185</b>	163,203
Net assets released from restrictions	<b>501,896</b>	494,006
Change in fair value of interest rate swap agreement	<b>(4,609,108)</b>	1,673,155
Other, net	<b>385,731</b>	19,210
Total nonoperating gains	<u><b>1,796,814</b></u>	<u>9,383,848</u>
Change in net assets without donor restrictions	<u><b>10,713,117</b></u>	<u>18,268,018</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combined Statements of Operations and Changes in Net Assets (Continued)**  
**Years Ended September 30, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
Changes in net assets with donor restrictions:		
Contributions	\$ 922,342	\$ 511,845
Contributions in perpetual endowment	265,794	511,284
Net unrealized (appreciation) depreciation of investments	(51,056)	351
Net realized investment income	231,018	267,865
Net assets released from restrictions	<u>(501,896)</u>	<u>(494,006)</u>
Increase net assets with donor restrictions	<u>866,202</u>	<u>797,339</u>
Changes in net assets	<b>11,579,319</b>	19,065,357
Net assets, beginning	<u>126,034,829</u>	<u>106,969,472</u>
Net assets, ending	<u><b>\$137,614,148</b></u>	<u>\$126,034,829</u>



**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**

**Combined Statement of Expenses by Nature and Function (Excluding depreciation and amortization, bond and note interest, and miscellaneous, net)  
Year Ended September 30, 2019**

	Routine Services	Special Services	Dining Services	Environmental Services	Maintenance	Project and Development
Salaries and wages	\$ 12,943,005	\$ 936,559	\$ 3,451,357	\$ 1,957,152	\$ 1,862,599	\$ 191,084
Payroll taxes and employee benefits	1,230,726	103,891	300,873	202,154	216,774	23,013
Supplies	833,627	18,308	407,564	212,321	137,165	50
Contracted outside services	18,499	2,440	22,000	-	227,172	8,923
Raw food and nourishments	-	-	3,590,885	-	-	-
Repairs and maintenance, equipment	14,427	21,855	66,256	20,660	87,934	-
Repairs and maintenance, buildings	-	-	-	-	934,144	-
Repairs and maintenance, grounds	-	-	-	-	142,537	-
Gas	-	-	-	-	216,756	-
Electricity	-	-	-	-	1,292,452	-
Water	-	-	-	-	555,399	-
Telephone	9,661	3,368	-	477	11,469	620
Dues and subscriptions	7,416	14,529	6,500	192	2,618	1,095
Insurance, general	793	-	-	-	-	-
Printing	-	125	-	-	-	45,298
Promotions	195	-	-	-	-	-
Postage	-	-	-	-	-	789
Legal and accounting	16,275	-	-	-	-	-
Consultant's fees	251,096	25,426	6,196	-	-	-
Travel and seminars	30,754	13,879	4,206	(15)	34,942	2,403
Employee recruitment and retention	6,339	-	75	-	-	-
Meetings and special events	56,763	53,844	(140,344)	739	243	-
Purchased medical	61,034	-	-	-	-	-
Outside services	163,145	87,439	6,674	143,630	493,946	-
Rent, buildings and equipment	-	-	-	-	-	-
Reimbursed foundation expenses	2,152	13,665	-	-	-	-
Miscellaneous	1,267	229	-	111	2,360	2,002
Changes in net assets without restrictions	<u>\$ 15,647,174</u>	<u>\$ 1,295,557</u>	<u>\$ 7,722,242</u>	<u>\$ 2,537,421</u>	<u>\$ 6,218,510</u>	<u>\$ 275,277</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**

**Combined Statement of Expenses by Nature and Function (Excluding depreciation and amortization, bond and note interest, and miscellaneous, net)  
Year Ended September 30, 2019**

	Marketing	Administration	Purchased Medical Services	Golf Course	Totals
Salaries and wages	\$ 672,214	\$ 4,664,929	\$ -	\$ 373,891	\$ 27,052,790
Payroll taxes and employee benefits	63,826	3,636,508	-	37,497	5,815,262
Supplies	10,987	59,641	190,261	7,005	1,876,929
Contracted outside services	-	968,215	-	16,313	1,263,562
Raw food and nourishments	-	-	-	-	3,590,885
Repairs and maintenance, equipment	-	75,928	-	16,836	303,896
Repairs and maintenance, buildings	-	220	-	1,082	935,446
Repairs and maintenance, grounds	-	1,650	-	158,381	302,568
Gas	-	301	-	-	217,057
Electricity	-	5,620	-	11,751	1,309,823
Water	-	1,727	-	1,366	558,492
Telephone	1,192	156,871	-	807	184,465
Dues and subscriptions	5,351	106,048	-	625	144,374
Insurance, general	-	787,098	-	-	787,891
Printing	144,362	8,472	-	-	198,257
Promotions	230,076	1,285	-	-	231,556
Postage	31,389	20,079	-	-	52,257
Legal and accounting	-	155,450	-	-	171,725
Consultant's fees	150,195	55,718	-	-	488,631
Travel and seminars	1,998	162,069	-	3,769	254,005
Employee recruitment and retention	-	182,827	-	-	189,241
Meetings and special events	58,888	72,496	-	63	102,692
Purchased medical	-	-	2,201,123	-	2,262,157
Outside services	17,848	32,185	-	149,656	1,094,523
Rent, buildings and equipment	-	107,272	-	-	107,272
Reimbursed foundation expenses	-	22,449	-	-	38,266
Miscellaneous	541	36,137	-	549	43,196
Changes in net assets without restrictions	<u>\$ 1,388,867</u>	<u>\$ 11,321,195</u>	<u>\$ 2,391,384</u>	<u>\$ 779,591</u>	<u>\$ 49,577,218</u>

*See Notes to Combined Financial Statements*

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**

**Combined Statement of Expenses by Nature and Function (Excluding depreciation and amortization, bond and note interest, and miscellaneous, net)  
Year Ended September 30, 2018**

	Routine Services	Special Services	Dining Services	Environmental Services	Maintenance	Project and Development
Salaries and wages	\$ 12,379,428	\$ 911,589	\$ 3,274,598	\$ 1,967,047	\$ 1,665,724	\$ 172,541
Payroll taxes and employee benefits	1,191,821	96,731	298,779	187,376	180,370	19,531
Supplies	779,196	18,934	414,961	206,321	124,936	-
Contracted outside services	7,996	4,601	22,562	598	253,336	3,425
Raw food and nourishments	-	-	3,395,236	-	-	-
Repairs and maintenance, equipment	20,592	22,080	56,033	38,967	105,599	-
Repairs and maintenance, buildings	122	-	409	251	916,617	-
Repairs and maintenance, grounds	-	-	-	-	121,210	-
Gas	-	-	-	-	223,212	-
Electricity	-	-	-	-	1,204,959	-
Water	-	-	-	-	524,141	-
Telephone	4,517	3,657	-	936	13,804	376
Dues and subscriptions	11,402	8,281	1,054	-	682	1,355
Insurance, general	791	-	-	-	-	-
Printing	-	-	-	-	-	33,301
Promotions	91	-	-	-	-	-
Postage	-	-	-	-	-	40
Legal and accounting	15,800	-	-	-	-	-
Consultant's fees	212,996	-	5,830	-	-	-
Travel and seminars	32,993	13,755	2,145	287	32,799	3,279
Employee recruitment and retention	1,315	-	75	-	-	-
Meetings and special events	61,432	58,324	(120,385)	390	12	-
Purchased medical	36,465	-	-	-	-	-
Outside services	280,095	95,675	6,401	146,744	540,142	-
Rent, buildings and equipment	-	-	-	-	-	-
Reimbursed foundation expenses	110	16,888	-	-	-	-
Miscellaneous	1,846	204	-	378	757	753
Changes in net assets without restrictions	<u>\$ 15,039,008</u>	<u>\$ 1,250,719</u>	<u>\$ 7,357,698</u>	<u>\$ 2,549,295</u>	<u>\$ 5,908,300</u>	<u>\$ 234,601</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**

**Combined Statement of Expenses by Nature and Function (Excluding depreciation and amortization, bond and note interest, and miscellaneous, net)  
Year Ended September 30, 2018**

	Marketing	Administration	Purchased Medical Services	Golf Course	Totals
Salaries and wages	\$ 700,410	\$ 4,020,117	\$ -	\$ 379,873	\$ 25,471,327
Payroll taxes and employee benefits	80,699	3,245,015	-	35,378	5,335,700
Supplies	8,655	68,898	176,804	9,528	1,808,233
Contracted outside services	-	789,597	-	26,338	1,108,453
Raw food and nourishments	-	-	-	-	3,395,236
Repairs and maintenance, equipment	-	53,252	-	17,883	314,406
Repairs and maintenance, buildings	-	3,655	-	19	921,073
Repairs and maintenance, grounds	-	2,050	-	130,715	253,975
Gas	-	272	-	-	223,484
Electricity	-	6,079	-	10,083	1,221,121
Water	-	1,736	-	3,589	529,466
Telephone	1,738	145,181	-	756	170,965
Dues and subscriptions	3,835	81,356	-	605	108,570
Insurance, general	-	706,841	-	-	707,632
Printing	146,653	8,550	-	-	188,504
Promotions	237,998	1,478	-	-	239,567
Postage	30,102	19,869	-	-	50,011
Legal and accounting	-	83,586	-	-	99,386
Consultant's fees	168,391	235,018	-	-	622,235
Travel and seminars	3,960	146,679	-	3,500	239,397
Employee recruitment and retention	-	144,234	-	-	145,624
Meetings and special events	55,035	50,407	-	455	105,670
Purchased medical	-	-	2,022,479	-	2,058,944
Outside services	14,643	28,236	-	105,729	1,217,665
Rent, buildings and equipment	-	109,993	-	-	109,993
Reimbursed foundation expenses	-	25,946	-	-	42,944
Miscellaneous	302	97,807	-	252	102,299
Changes in net assets without restrictions	<u>\$ 1,452,421</u>	<u>\$ 10,075,852</u>	<u>\$ 2,199,283</u>	<u>\$ 724,703</u>	<u>\$ 46,791,880</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combined Statements of Cash Flows**  
**Years Ended September 30, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
Cash flows from operating activities:		
Changes in net assets	\$ 11,579,319	\$ 19,065,357
Adjustments to reconcile changes in net assets to net cash provided by operating activities:		
Entrance fees received	11,538,936	11,288,345
Entrance fees received - initial units	10,312,975	2,096,025
Amortization of entrance fees	(10,274,106)	(9,702,257)
Depreciation and amortization	7,863,488	7,750,605
Change in fair value of interest rate swap agreement	4,609,107	(1,673,155)
Realized and unrealized gains on investments and investment income	(560,129)	(163,556)
Net realized investment income	(4,634,995)	(6,812,161)
Investment in perpetual endowment	(265,794)	(511,284)
Changes in working capital components:		
(Increase) decrease in:		
Trade and other receivables	(2,919,477)	1,683,574
Other assets	259,160	66,879
Increase (decrease) in:		
Accounts payable and accrued expenses	7,101,729	913,264
Net cash provided by operating activities	<u>34,610,213</u>	<u>24,001,636</u>
Cash flows from investing activities:		
Purchases of property and equipment	(46,104,466)	(21,305,806)
Payments on issuance costs	-	(210,211)
(Purchases) redemption of investments, net of proceeds	1,223,412	(2,080,701)
Net cash used in investing activities	<u>(44,881,054)</u>	<u>(23,596,718)</u>
Cash flows from financing activities:		
Investment in perpetual endowment	265,794	511,284
Proceeds from issuance of long-term debt	28,624,816	1,242,036
Principal payments of long-term debt	(6,478,813)	(6,020,790)
Refunds of refundable fees	(1,645,203)	(918,530)
Net cash provided by (used in) financing activities	<u>20,766,594</u>	<u>(5,186,000)</u>
Net increase (decrease) in cash and cash equivalents	10,495,753	(4,781,082)
Cash and cash equivalents, beginning	21,721,398	26,502,480
Cash and cash equivalents, ending	<u>\$ 32,217,151</u>	<u>\$ 21,721,398</u>
Supplemental disclosures of cash flow information:		
Cash payments for interest	<u>\$ 3,035,188</u>	<u>\$ 4,501,227</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Nature of Activities and Control**

The Presbyterian Homes, Inc. and Glenaire, Inc. (collectively the "Communities") provide housing, health care and other related services to residents. The Presbyterian Homes, Inc. operates as River Landing at Sandy Ridge in Colfax, North Carolina; and as Scotia Village in Laurinburg, North Carolina. Glenaire, Inc. operates in Cary, North Carolina. The Presbyterian Homes Foundation, Inc. (the "Foundation") is a foundation established to raise funds for support and the future needs of the Communities. PHI Management Services LLC was formed to provide management services to continuing care retirement communities which are not affiliated with The Presbyterian Homes, Inc. The Communities, the Foundation and PHI Management Services LLC are collectively referred to as the "Organization".

The Boards of Trustees of Glenaire, Inc. and The Presbyterian Homes Foundation, Inc. are appointed by and serve at the pleasure of the Board of Governors of The Presbyterian Homes, Inc.

A summary of the Organization's significant accounting policies is as follows:

**Principles of Combination**

The accompanying combined financial statements include the accounts of the above-named entities. All material related-party balances and transactions have been eliminated in the combination.

**Cash and Cash Equivalents**

For purposes of reporting cash flows, the Organization considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents. The Organization excludes from cash and cash equivalents assets limited as to use.

**Assets Limited As To Use**

Assets limited as to use include assets held by trustees under an indenture agreement; assets which must be held in perpetuity under endowment agreements; unconditional promises to give restricted for purchase of property and equipment, repayment of debt, or financial assistance; assets held as deposits; and the operating reserve required by state statute.

**Investments and Fair Value**

Investments in all debt and equity securities with a readily determinable market value are measured at fair value. The fair values of mutual funds and equity securities are determined based on quoted net asset values and share prices, respectively. The fair value of debt securities are based on quoted market prices. Changes in fair value of investments, including both realized and unrealized gains and losses, are included in the accompanying combined statements of operations and changes in net assets. In determining realized gains and losses, the cost of investments is determined using the first-in, first-out method. Donated investments are stated at fair value at the date of the gift. Unrealized gains and losses on investments, except those determined to be other than temporarily impaired, are excluded from excess of revenue over expenses. Any other-than-temporary declines are accounted for as a nonoperating loss, whereby the historical cost of the related investment would be adjusted to the then-current fair market value.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Accounts Receivable**

The Communities record accounts receivable at the total unpaid balance which approximates estimated fair value. The Communities determine past-due status on individual accounts based on the billing dates. The Communities estimate their allowance for doubtful accounts based on a combination of factors, including the past historical loss experience and any anticipated effects related to current economic conditions, as well as management's knowledge of the current composition of accounts receivable. Accounts receivable that management believes to be ultimately not collectible are written off upon such determination.

**Property and Equipment**

Property and equipment are stated at cost or at estimated fair value at the date of donation. Depreciation is determined principally by the straight-line method over the estimated useful lives of the assets, ranging from 3 to 40 years. It is the policy of the Communities to review long-lived assets and intangibles for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable.

**Paid Annual Leave**

After an employee has worked at the Communities for 90 days, they begin to earn paid annual leave ("PAL") time. PAL time may be earned by regular-time employees who work at least 60 hours per pay period. For the first three years of employment, employees may earn up to 23 days of PAL each year, after three years and through five years employees may earn 26 days of PAL each year, and after five years employees may earn 31 days annually. Employees are required to use at least 15 days of PAL each year, with the remaining unused PAL being put into a reserve. Up to 60 days can be accumulated in the reserve. Remaining unused current and reserve PAL is paid to an employee upon proper resignation, retirement or illness. The first 30 days of an employee's PAL reserve can only be used for an extended illness or an employee hardship withdrawal. The second 30 days of an employee's PAL reserve can be used as the employee desires.

At September 30, 2019 and 2018, the total liability for PAL was \$2,095,438 and \$2,021,413, respectively, and is recorded as other accrued expense. Of this amount, \$699,411 and \$673,779 is shown as a current liability as of September 30, 2019 and 2018, respectively. The current amount is the amount of PAL that management estimates will be paid out in the next year.

**Deferred Financing Costs**

Financing costs relative to the permanent financing of the facilities have been deferred and are being amortized using the effective interest method to bond and note interest and amortization on the combined statements of operations and changes in net assets over the terms of the loans. During 2019 and 2018, amortization expense for deferred financing costs was \$133,316 and \$141,565, respectively.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Deferred Financing Costs (Continued)**

The following is a schedule by years of the aggregate amortization amounts:

<u>Years Ending September 30,</u>	
2020	\$ 124,623
2021	115,191
2022	104,446
2023	93,268
2024	81,859
Thereafter	318,175
	<u>\$ 837,562</u>

**Bond Premiums and Discounts**

Bond premiums and discounts are being amortized to bond and note interest, and amortization on the combined statements of operations and changes in net assets over the terms of the loans. During 2019 and 2018, the net amortization expense for bond discounts was \$315,079 and \$318,435, respectively.

The following is a schedule by years of the aggregate amortization:

<u>Years Ending September 30,</u>	
2020	\$ 311,759
2021	308,476
2022	305,230
2023	302,019
2024	298,844
Thereafter	2,119,824
	<u>\$ 3,646,152</u>

**Interest Rate Swap Agreement**

The Organization uses derivatives to manage risks related to interest rate movements. The Organization's interest rate risk strategy is to pay-fixed and receive-variable interest rate swaps. The combination of these swaps and variable-rate bonds creates synthetic fixed-rate debt. The use of synthetic fixed-rate debt has the ability to lower the Organization's borrowing costs associated with the issuance of traditional fixed-rate bonds. The Organization's interest rate swap agreements have not been designated as hedging transactions and are reported at fair value.



## THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES

### Notes to the Combined Financial Statements

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#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### **Classification of Net Assets**

The following classification of net assets is presented in the accompanying combined financial statements:

*With donor restrictions:* All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in donor restricted net assets. The investment income arising from endowment funds, if any, are accounted for in accordance with donor stipulations. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions.

*Without donor restrictions:* All revenue not restricted by donors, unrestricted contributions designated by the board and donor restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net assets without donor restrictions.

##### **Changes in Assets Without Restrictions**

The combined statement of operations and changes in net assets reflect operating income. Changes in net assets without restrictions that are excluded from operating income, consistent with industry practice, include realized gains and losses on investments, changes in unrealized gains and losses on investments, investment income, income from estates, wills, trusts and bequests, and contributions.

##### **Revenue Recognition**

The Organization generates revenues, primarily by providing housing, amenities (recreational, dining, etc.) and access to health care services to its residents. The various life care contract streams of revenue are recognized as follows:

**Entrance fees:** The nonrefundable entrance fees are recognized as deferred revenue upon receipt of the payment under the life care contract and included in liabilities in the balance sheet until the performance obligations are satisfied. These deferred amounts are then amortized on a straight-line basis into revenue on a monthly basis over the life of the resident as the performance obligation is associated with access to future services. The refundable portion of an entrance fee is not considered part of the transaction price and as such is recorded as a liability in the balance sheet.

**Health care services:** The Organization also provides assisted and nursing care to residents who are covered by government and commercial payers. The Organization is paid fixed rates from government and commercial payers. These fixed rates are billed in arrears monthly when the service is provided. The monthly fees represent the most likely amount to be received from the 3rd party payors.

**Monthly service fees:** The life care contracts that residents select require an advanced fee and monthly fees based upon the type of space they are applying for. Resident fee revenue for recurring and routine monthly services is generally billed monthly in advance. Payment terms are usually due within 30 days. The services provided encompass social, recreational, dining, along with assisted living and nursing care and these performance obligations are earned each month. Resident fee revenue for non-routine or additional services are billed monthly in arrears and recognized when the service is provided.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Income Tax Status**

The Presbyterian Homes, Inc. and Glenaire, Inc. are nonprofit organizations exempt from income taxes under Internal Revenue Code Section 501(c)(3), and The Presbyterian Homes Foundation, Inc. is an organization exempt from income taxes under Internal Revenue Code Section 501(a). The Organization has determined that it does not have any material unrecognized tax benefits or obligations as of September 30, 2019.

It is the Organization's policy to evaluate all tax positions to identify any that may be considered uncertain. All identified material tax positions are assessed and measured by a more-likely-than-not threshold to determine if the tax position is uncertain and what, if any, the effect of the uncertain tax position may have on the combined financial statements. No material uncertain tax positions were identified for 2019 and 2018.

**Resident Fees**

Resident fees represent the estimated net realizable amounts from residents, third-party payors, and others for services rendered. Resident fees are recorded as revenue when earned.

**Obligation to Provide Future Services**

The Communities annually calculate the present value of the net cost of future services and use of facilities to be provided to current residents, and compares that amount with the balance of deferred revenue from entrance fees. If the present value of the net cost of future services and use of facilities exceeds the deferred revenue from entrance fees, a liability is recorded (obligation to provide future services and use of facilities) with the corresponding charge to income. At September 30, 2019 and 2018, deferred revenue from entrance fees exceeded the present value of the net cost of future services and use of facilities, thus no obligation is recorded.

**Estimated Third-Party Payor Settlements**

The Communities have agreements with third-party payors that provide for payments to the Communities at amounts different from their established rates. Payment arrangements include prospectively determined per diem payments. Revenue under third-party payor agreements is subject to audit and retroactive adjustments. Provisions for estimated third-party payor settlements are provided in the period the related services are rendered. Differences between the estimated amounts accrued and interim and final settlements are reported in operations in the year of settlement.

**Entrance Fees**

Entrance fees are amortized into revenue on a straight-line basis, based on the actuarially determined remaining life expectancy of the resident. This actuarially determined remaining life expectancy of the resident is adjusted annually. The unamortized portion of the fee is shown on the combined statements of financial position as deferred revenue.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Property Tax Exemption**

During 2001, the state of North Carolina passed legislation which provided a property tax exemption for continuing care retirement communities (CCRCs) that expend 5% or more of their operating revenues on benevolent assistance and community service or CCRCs that have financed their facilities with tax-exempt bond financing. Partial exemptions are available for CCRCs which provide some benevolent assistance and community service and CCRCs that have facilities which are partially financed with tax-exempt bond financing. The property tax exemption must be requested each year. Based on the combination of the partial exemptions described above, Management believes that it will qualify for a full property tax exemption.

**Benevolent Assistance**

The Communities have a policy of providing benevolent assistance to residents who are unable to pay. Such residents are identified based on financial information obtained from the resident and subsequent review and analysis. Since the Communities do not expect to collect the normal charges for services provided, estimated charges for benevolent assistance are not included in revenue. Costs associated with services provided were approximately \$2,975,000 and \$3,035,000 for the years ended September 30, 2019 and 2018, respectively.

**Social Accountability**

The Communities provide building space to several religious and charitable organizations and a pharmacy school rent free, and a reduced rental rate to a childcare center. The dollar amount of space provided based upon local fair market value rental rates is approximately \$634,000 and \$467,000 for the years ended September 30, 2019 and 2018, respectively. The Communities also provide numerous charity benefits which include donated volunteer services in the amounts of approximately \$108,000 and \$132,000 for the years ended September 30, 2019 and 2018, respectively. These contribution amounts are not reflected in the combined statements of operations and changes in net assets.

**Fair Value of Financial Instruments**

The carrying amounts of cash and cash equivalents, receivables and other assets approximate fair value. Investments are reported at fair value as of the date of the combined financial statements. The carrying amount of accounts payable, accrued expenses and other liabilities approximate fair value. The interest rate swap agreement is reported at fair value as of the date of the combined financial statements. Fixed-rate long-term debt is carried at cost net of any unamortized premiums or discounts. The fair value of the fixed-rate long-term debt is approximately \$374,514 more than the carrying value.

**Use of Estimates**

The preparation of combined financial statements in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP") 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 combined financial statements, and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Subsequent Events**

The Organization evaluated the effect of subsequent events through January 13, 2020, which is the date the combined financial statements were available to be issued.

NOTE B - INVESTMENTS

Investments are carried at fair value and consist of the following at September 30, 2019 and 2018:

	<u>2019</u>	<u>2018</u>
Investments:		
Mutual funds:		
Equity funds	\$ 7,040,984	\$ 5,778,782
Fixed-income funds	28,723,582	31,417,359
Tangible assets	1,606,774	3,064,134
Equity securities	<u>65,148,636</u>	<u>58,645,715</u>
	<u>102,519,976</u>	<u>98,905,990</u>
Less assets classified as assets limited as to use -		
Operating reserves required by state statute	<u>14,068,855</u>	<u>14,069,467</u>
	<u>\$ 88,451,121</u>	<u>\$ 84,836,523</u>
Investments included in assets limited as to use:		
Under bond agreement:		
Cash and cash equivalents	<u>\$ 1,378,056</u>	<u>\$ 1,375,605</u>
	<u>1,378,056</u>	<u>1,375,605</u>
Less assets limited as to use:		
Required for current liabilities	<u>1,356,257</u>	<u>1,373,619</u>
	<u>\$ 21,799</u>	<u>\$ 1,986</u>
Permanent endowment funds:		
Equity funds	\$ 711,739	\$ 415,103
Fixed-income funds	756,918	837,381
Tangible assets	43,520	81,816
Equity securities	<u>1,799,797</u>	<u>1,619,066</u>
	<u>\$ 3,311,974</u>	<u>\$ 2,953,366</u>

Net realized investment income consists of \$1,073,274 and \$4,066,305 of realized gains, and \$3,563,349 and \$2,745,856 of interest and dividends for the years ended September 30, 2019 and 2018, respectively.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE B - INVESTMENTS (Continued)

The Organization's investments potentially subject it to concentrations of credit risk. The Organization maintains various types of investments that encompass many different companies with varied industrial and geographical characteristics designed to limit exposure to any one industry, company or geographical location. However, as most of the Organization's investments are traded in public markets, they are subject to general fluctuations in the market's overall performance. The Organization retains investment managers who perform periodic evaluations of the relative credit standing of the companies and financial institutions in which the Organization invests. Management believes they employ an investment strategy which does not subject itself to an abnormal amount of risk compared to general market conditions.

Charitable Remainder Trust

One donor has established a charitable remainder trust naming Presbyterian Home of High Point Foundation, Inc., which is now known as The Presbyterian Homes Foundation, Inc., as the beneficiary of the trust. The trust provides for the payment of distributions to the foundation until the year 2021, at which point the trust will be dissolved and all proceeds become the property of Presbyterian Home of High Point Foundation, Inc. Assets held in the trust are carried at fair market value and totaled \$1,046,258 and \$1,074,388 at September 30, 2019 and 2018, respectively.

NOTE C - PROPERTY AND EQUIPMENT

A summary of property and equipment is as follows:

	<u>2019</u>	<u>2018</u>
Land	\$ 17,840,516	\$ 17,764,605
Land improvements	3,621,177	3,404,132
Buildings	233,879,107	227,146,058
Equipment, furniture, and other	11,509,706	11,095,868
Construction-in-progress	48,300,073	9,885,027
	<u>\$ 315,150,579</u>	<u>\$ 269,295,690</u>

NOTE D - LONG-TERM DEBT

Long-term debt as of September 30, 2019 and 2018 consists of the following:

	<u>2019</u>	<u>2018</u>
North Carolina Medical Care Commission Series 2015 first revenue refunding bonds at a fixed rate of 3.42% per annum due July 1, 2031.	<u>\$ 10,372,739</u>	<u>\$ 11,969,402</u>
North Carolina Medical Care Commission Series 2016A first mortgage revenue bonds at a variable rate of 68% of one-month LIBOR plus 0.9875% per annum due April 1, 2027 swapped to a fixed rate of 2.395%.	<u>14,716,724</u>	<u>16,510,256</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

NOTE D - LONG-TERM DEBT (Continued)

Long-term debt as of September 30, 2019 and 2018 consists of the following:

	<u>2019</u>	<u>2018</u>
North Carolina Medical Care Commission Series 2016B tax-exempt bonds at a variable rate of 68% of one-month LIBOR plus 0.8690% per annum due October 1, 2027 swapped to a fixed rate of 2.176%.	<b>\$ 40,279,538</b>	\$ 43,349,158
North Carolina Medical Care Commission Series 2016C tax-exempt bonds with the following maturities and rates:		
Term bonds at 4% due October 1, 2031 priced to yield	<b>10,000,000</b>	10,000,000
Term bonds at 5% due October 1, 2031 priced to yield	<b>15,770,000</b>	15,770,000
Term bonds at 3% due October 1, 2036 priced to yield	<b>1,000,000</b>	1,000,000
Term bonds at 5% due October 1, 2037 priced to yield	<b>2,450,000</b>	2,450,000
	<b><u>29,220,000</u></b>	<u>29,220,000</u>
Total North Carolina Medical Care Commission non-taxable bonds	<b><u>94,589,001</u></b>	<u>101,048,816</u>
Entrance fee loan of \$20,426,000 payable to a bank, with interest only payments payable through maturity on June 28, 2023. The loan bears interest at the monthly LIBOR rate plus 0.95% (3.00% at September 30, 2018).	<b><u>20,426,000</u></b>	<u>1,242,036</u>
Construction loan of \$34,574,000 payable to a bank, with interest only payments through July 1, 2020, and interest and principle payments beginning on August 1, 2020 through maturity on July 1, 2035. The loan will be drawn down as spent, or fully funded 24 months from the date of issuance on June 28, 2018. The Organization entered into a forward rate swap agreement on June 28, 2018, effective July 1, 2020 at a rate of 4.152% through July 1, 2035.	<b><u>9,440,853</u></b>	<u>-</u>
	<b><u>124,455,854</u></b>	<u>102,290,852</u>
Less unamortized deferred financing costs	<b>837,562</b>	951,879
Less unamortized bond premium	<b>(3,646,152)</b>	(3,961,231)
Less current maturities	<b>7,033,855</b>	6,459,815
	<b><u>\$ 120,230,589</u></b>	<u>\$ 98,840,389</u>

The following is a schedule by years of the aggregate maturities of long-term debt:

<u>Years Ending September 30,</u>	
2020	\$ 7,033,855
2021	8,307,418
2022	9,634,122
2023	30,463,115
2024	10,265,518
Thereafter	58,751,826
	<b><u>\$ 124,455,854</u></b>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE D - LONG-TERM DEBT (Continued)

The following is a discussion of significant terms and conditions regarding the North Carolina Medical Care Commission (the "Commission") tax-exempt bonds:

On July 15, 2015, The Presbyterian Homes, Inc. entered into a Loan and Security agreement with the NCMCC pursuant to a \$14,712,108 First Mortgage Revenue Refunding Bond, Series 2015, to refinance the remaining Series 2005 and Series 2010 existing indebtedness of The Presbyterian Homes, Inc. This is a single bond which was purchased by BB&T Bank. Proceeds from this offering have been used to pay the expenses incurred in connection with the issuance of the bonds.

On April 1, 2016, The Presbyterian Homes, Inc. entered into a Loan and Security agreement with the NCMCC pursuant to a \$20,000,000 First Mortgage Revenue Bond, Series 2016A, to finance capital projects. Proceeds from this offering have been used to fund a construction reserve to pay costs related to capital improvements at the Communities, and to pay the expenses incurred in connection with the issuance of the bonds.

On September 29, 2016, The Presbyterian Homes, Inc. entered into a Loan and Security agreement with the NCMCC pursuant to a \$48,690,837 First Mortgage Revenue Refunding Bond, Series 2016B, to refinance part of the Series 2006A existing indebtedness of The Presbyterian Homes, Inc. This is a single bond which was purchased by BB&T Bank. Proceeds from this offering will be used to fund a debt service reserve fund for the bonds and to pay the expenses incurred in connection with the bonds.

On September 29, 2016, The Presbyterian Homes, Inc. entered into a Loan and Security agreement with the NCMCC pursuant to a \$29,220,000 bond offering, Series 2016C, to refinance the remaining Series 2006A and the Series 2006B existing indebtedness of The Presbyterian Homes, Inc. A portion of the proceeds from this offering have been used to pay a portion of the bond maturities due October 1, 2016, and to pay the expenses incurred in connection with the issuance of the bonds.

The loan agreements contain certain required deposits, payments and covenants, which include limitations on liens, incurrence of additional indebtedness, certain long-term debt service coverage ratios, occupancy percentages, property transfer restrictions, limitations on use to finance operating deficits, and various other covenants and restrictions. All such required deposits are shown as assets limited as to use under bond agreement and are pledged on the loans.

Security for the bonds consists of a pledge and assignment to the trustee of all rights, title and interest in and to The Presbyterian Homes, Inc., Glenaire, Inc., and The Presbyterian Homes Foundation Inc.'s ("Obligated Group") promissory notes with the Commission, dated July 15, 2015, April 1, 2016 and September 29, 2016, which evidences the Obligated Group's obligation to repay the NCMCC.

In addition, the Commission assigned to the Trustee its rights as beneficiary under the Obligated Group's pledged assets consisting of gross receipts, accounts, equipment, general intangibles, inventory, documents, instruments and assigns its rights as secured party with respect to its security interest.

The Series 2016 bonds, maturing on or after October 1, 2024, 2025 and 2026, are subject to redemption by the Commission, at the direction of the Obligated Group, at an option of 102%, 101% and 100% of par value, respectively. Additionally, the terms of bonds maturing in 2031 and 2036 are subject to mandatory redemption without premium beginning in 2028 and 2032, respectively.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE D - LONG-TERM DEBT (Continued)

On June 28, 2018, The Presbyterian Homes, Inc. entered into a credit agreement with Branch Banking and Trust Company to finance the expansion and a renovation to the Wellness Center and Healthcare Center at River Landing at Sandy Ridge. The Entrance Fee Project loan, in the amount of \$20,426,000, will be used to finance a portion of the construction of 58 independent living units. The Construction Project Loan, in the amount of \$34,574,000, will be used to finance the costs of various expansion projects including a maintenance/transportation building; a clubhouse with dining facilities, meeting space, and a golf pro-shop; an expansion of the existing wellness space; and renovation of the existing healthcare center to convert the physical layout and spaces to the household model.

NOTE E - REFUNDABLE FEES

The Presbyterian Homes, Inc. offers three alternative entrance fee plans which provide refunds to residents from re-occupancy proceeds. Under the standard entrance fee option, prior to 48 months of occupancy, the resident would receive a refund equal to the entrance fee, less 2% per month of occupancy less a 4% non-refundable fee. The 50% refundable plan offers the resident a refund equal to 50% of the entrance fee after 23 months of occupancy. Prior to 23 months of occupancy, the resident is entitled to a refund of the entrance fee, less 2% per month of occupancy, less a 4% non-refundable fee. The 90% refundable plan offers the resident a refund equal to 90% of the entrance fee after 6 months of occupancy. Prior to 6 months of occupancy, the resident is entitled to a refund of the entrance fee, less 1% per month of occupancy, less a 4% non-refundable fee. The estimated amount of entrance fee that is expected to be refunded to current residents is shown on the combined statements of financial position as refundable fees. This amount is estimated using an average of the last eight years' refunds. The total amount of contractual refund obligations under existing contracts totaled approximately \$31,098,000 and \$32,866,000 at September 30, 2019 and 2018, respectively, and is included in deferred revenue from entrance fees, net of the estimated amount to be refunded to current residents, on the combined statements of financial position.

NOTE F - NET ASSETS

Net assets without donor restrictions contain \$26,186,036 and \$25,166,640 in board-designated amounts at September 30, 2019 and 2018, respectively. Of these amounts, \$127,100 and \$92,916 is designated for special maintenance projects as of September 30, 2019 and 2018, respectively. The remaining portion relates to resident assistance in the amount of \$26,058,936 and \$25,073,724 as of September 30, 2019 and 2018, respectively.

Net assets with donor restrictions are restricted for the following purposes or periods.

	<u>2019</u>	<u>2018</u>
Subject to expenditures for specified purposes or passage of time:		
Principal amount:		
Special maintenance project	\$ 1,102,089	\$ 482,858
Resident assistance	4,247	-
Any activities of the Organization	<u>1,127,835</u>	<u>1,168,260</u>
	<u>2,234,171</u>	<u>1,651,118</u>



**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE F - NET ASSETS (Continued)

Net assets with donor restrictions are restricted for the following purposes or periods (Continued).

	<u>2019</u>	<u>2018</u>
Subject to expenditures for specified purposes or passage of time (Continued):		
Investment activity:		
Net unrealized appreciation of investments whose income is restricted for resident assistance and special maintenance projects	\$ 332,512	\$ 362,150
Undistributed realized appreciation of investments whose income is restricted as to purpose including dividends interest	<u>1,971,754</u>	<u>1,924,762</u>
	<u>4,538,437</u>	<u>3,938,030</u>
Subject to the Organization's spending policy and appropriation to support:		
Resident subsidies	2,727,928	2,508,815
Maintenance of rose garden	45,152	45,152
Healthcare equipment	29,588	29,588
Employee scholarship	447,213	400,531
Any activities of the Organization	<u>240,156</u>	<u>240,156</u>
	<u>\$ 8,028,474</u>	<u>\$ 7,162,272</u>

Under the terms of the initial contributions that were used to establish endowments, the Investment Committee of the Board of Governors may buy, sell or otherwise change investments, but the principal from any sales is required to be reinvested.

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors.

	<u>2019</u>	<u>2018</u>
Purpose restrictions accomplished:		
Special maintenance expenses	\$ 309,141	\$ 325,202
Resident assistance	140,255	88,519
Release of assets by trustee	<u>52,500</u>	<u>80,285</u>
	<u>\$ 501,896</u>	<u>\$ 494,006</u>

NOTE G - ENDOWMENTS

The Communities' and Foundation's endowments (the "endowments") consist of approximately nine individual funds established for a variety of purposes. The endowments include both donor-restricted funds and funds designated by the Board of Trustees to function as endowments. As required by U.S. GAAP, net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE G - ENDOWMENTS (Continued)

The Board of Trustees has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The portion of the donor-restricted endowment fund that is above the original gift amount is appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (1) the duration and preservation of the various funds, (2) the purposes of the donor-restricted endowment funds, (3) general economic conditions, (4) the possible effect of inflation and deflation, (5) the expected total return from income and the appreciation of investments, (6) other resources of the Organization, and (7) the Organization's investment policies.

*Investment Return Objectives, Risk Parameters and Strategies.* The Organization has adopted investment policies, approved by the Board of Trustees, for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment funds, while also maintaining the purchasing power of those endowment assets over the long-term. Accordingly, the investment process seeks to achieve an after-cost total real rate of return, including investment income as well as capital appreciation, which exceeds the annual distribution with acceptable levels of risk. Endowment assets are invested in a well-diversified asset mix, which includes equity and debt securities, that is intended to result in a consistent inflation-protected rate of return.

Investment risk is measured in terms of the total endowment fund; investment assets and allocation between asset classes and strategies are managed to not expose the fund to unacceptable levels of risk.

*Spending Policy.* The Organization has developed a spending policy for its endowment funds, which appropriates for distribution 3.0% of its invested funds based on the average market value of the trailing twelve quarters at June 30 each year. The intent of using a 12-quarter average is to minimize the likelihood of the principal of the fund being invaded. Any unspent distributable amounts remaining at the end of the fiscal year, which have not been granted or distributed, will be available for expenditure in the following fiscal year. However, in no year should more than 6% be distributed without Board approval.

Endowment net assets composition by type of fund as of September 30, 2019 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total Net Endowment Assets
Board-designated endowment funds	\$ 26,154,735	\$ -	\$ 26,154,735
Donor-restricted endowment funds:			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	-	3,490,036	3,490,036
Accumulated investment gains	537,399	3,438,323	3,975,722
	<u>\$ 26,692,134</u>	<u>\$ 6,928,359</u>	<u>\$ 33,620,493</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

NOTE G - ENDOWMENTS (Continued)

Changes in endowment net assets as of September 30, 2019 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total Net Endowment Assets
Endowment net assets, beginning	\$ 25,604,819	\$ 6,686,443	\$ 32,291,262
Contributions	99,826	265,794	365,620
Investment income	1,129,982	227,174	1,357,156
Net appreciation	422,849	(42,884)	379,965
Appropriated	(565,342)	(208,168)	(773,510)
Endowment net assets, ending	<u>\$ 26,692,134</u>	<u>\$ 6,928,359</u>	<u>\$ 33,620,493</u>

Endowment net assets composition by type of fund as of September 30, 2018 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total Net Endowment Assets
Board-designated endowment funds	\$ 25,166,641	\$ -	\$ 25,166,641
Donor-restricted endowment funds:			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	-	3,229,926	3,229,926
Accumulated investment gains	438,178	3,456,517	3,894,695
	<u>\$ 25,604,819</u>	<u>\$ 6,686,443</u>	<u>\$ 32,291,262</u>

Changes in endowment net assets as of September 30, 2018 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total Net Endowment Assets
Endowment net assets, beginning	\$ 24,282,427	\$ 5,934,635	\$ 30,217,062
Contributions	208,085	511,284	719,369
Investment income	1,682,443	345,376	2,027,819
Net depreciation	(458,135)	38,836	(419,299)
Appropriated	(110,001)	(143,688)	(253,689)
Endowment net assets, ending	<u>\$ 25,604,819</u>	<u>\$ 6,686,443</u>	<u>\$ 32,291,262</u>

NOTE H - CREDIT RISK

The Organization maintains demand deposits and certificates of deposit with financial institutions and investments in the North Carolina Cash Management Trust. The balances of certain demand deposit accounts at times may exceed the federally insured amount. The Organization has not experienced any loss as a result of these holdings.

In addition to providing services to private pay residents, the Communities also serve residents covered under various third-party payor programs including Medicaid and Medicare programs. As of September 30, 2019 and 2018, approximately 29% and 32%, respectively, of the Communities' unreserved accounts receivable were due from these programs.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE I - JOINT VENTURE AGREEMENT

In April 2016, The Presbyterian Homes, Inc. ("PHI") entered into a Joint Venture Agreement with DHIC, Inc. ("DHIC") to form Capital Towers III, LLC, whereby PHI and DHIC will combine their abilities, skills and experience to renovate the Capital Towers I ("CTI") and Capital Towers II ("CTII") communities located in Raleigh, North Carolina and to provide high quality affordable senior housing to benefit the citizens of Wake County. PHI is a guarantor on the construction and renovation of CTI and CTII, up to \$1.9 million, through the date of completion of construction.

NOTE J - COMMITMENTS

At September 30, 2019, the remaining construction commitments for the Communities are:

<u>Community/Project:</u>	<u>Amount</u>
Glenaire: - Community Center	\$ 481,000
- 12 Acre Expansion	4,296,000
River Landing: - Cottages Phase 1	1,066,000
- Clubhouse	2,746,000
- Healthcare Renovation	5,299,000
- Hybrid Homes	5,553,000
- Maintenance Building	17,000
- Wellness Center	2,775,000
- Gate Houses	133,000
- Sitework	952,000
- General Conditions	518,000
- 100 Acre Wood/Bridge	10,000
- Annexation and Zoning	12,000
Scotia Village - Master Planning	835,000
Total	<u>\$ 24,693,000</u>

NOTE K - FAIR VALUE MEASUREMENTS

The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The three levels of the fair value hierarchy under Topic 820 - *Fair Value Measurement* are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

NOTE K - FAIR VALUE MEASUREMENTS (Continued)

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets limited as to use measured at fair value. There have been no changes in the methodologies used during the year.

*Common stocks, U.S. government securities and international, corporate and municipal bonds:* Valued at the closing price reported on the active market on which the individual securities are traded.

*Money market funds, mutual funds, and closed end funds:* Valued at the net asset value of shares held by the Organization at year end.

*Charitable gift annuities:* Valued at the net present value of the anticipated residual value of the original charitable gift.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following tables set forth by level the fair value hierarchy of the Organization's financial assets and liabilities accounted for at fair value on a recurring basis as of September 30, 2019 and 2018.

	<b>2019</b>			
	Level 1	Level 2	Level 3	Fair Value
Investments:				
Equity securities:				
U.S.	\$ 63,103,239	\$ 6,443,849	\$ -	\$ 69,547,088
International	5,540,936	-	-	5,540,936
Fixed-income:				
Asset-backed	-	3,809,792	-	3,809,792
Certificates of deposit	-	622,985	-	622,985
Corporate bonds	-	26,311,148	-	26,311,148
Cash and cash equivalents	1,378,057	-	-	1,378,057
	<u>\$ 70,022,232</u>	<u>\$ 37,187,774</u>	<u>\$ -</u>	<u>\$ 107,210,006</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

NOTE K - FAIR VALUE MEASUREMENTS (Continued)

	2018			Fair Value
	Level 1	Level 2	Level 3	
Investments:				
Equity securities:				
U.S.	\$ 54,431,620	\$ 5,091,875	\$ -	\$ 59,523,495
International	7,328,290	-	-	7,328,290
Fixed-income:				
Asset-backed	-	5,123,868	-	5,123,868
Certificates of deposit	-	385,139	-	385,139
Corporate bonds	-	29,498,562	-	29,498,562
Cash and cash equivalents	1,375,607	-	-	1,375,607
Interest rate swap asset	-	-	3,094,584	3,094,584
	<u>\$ 63,135,517</u>	<u>\$ 40,099,444</u>	<u>\$ 3,094,584</u>	<u>\$ 106,329,545</u>

A reconciliation of the beginning and ending balances of the Organization's Level 3 investments is as follows:

Beginning balance	\$ 3,094,584
Change in value of interest rate swap	<u>(3,094,584)</u>
Ending balance	<u>\$ -</u>

NOTE L - ASSETS LIQUIDITY

The following reflects the Organization's financial assets as of the combined statement of financial position date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the combined statement of financial position date. Amounts not available include amounts set aside for long-term investing in the quasi-endowment that could be drawn upon if the governing board approves that action.

Financial assets, at year end	\$ 144,051,837
Less those unavailable for general expenditures within one year, due to contractual or donor-imposed restrictions:	
Restricted by donor with purpose restrictions	3,311,974
Assets limited as to use	1,357,195
Board designations: Quasi-endowment fund for long-term investing	<u>26,692,134</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 112,690,534</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Notes to the Combined Financial Statements**

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NOTE L - ASSETS LIQUIDITY (Continued)

The Organization's investments potentially subject it to concentrations of credit risk. The Organization maintains various types of investments that encompass many different companies with varied industrial and geographical characteristics designed to limit exposure to any one industry, company or geographical location. However, as most of the Organization's investments are traded in public markets, they are subject to general fluctuations in the market's overall performance. The Organization retains investment managers who perform periodic evaluations of the relative credit standing of the companies and financial institutions in which the Organization invests.

NOTE M - RETIREMENT PLAN

The Organization offers a 401(k) plan to their employees to promote tax-deferred savings. The plan covers substantially all employees who are age 21 or older. The Organization contributes 100 percent of the first 3 percent, plus 50 percent of the next 2 percent of the participant's contribution to the plan. The Organization's contributions relating to the plan were approximately \$599,000 and \$559,000 in 2019 and 2018, respectively.

**SUPPLEMENTARY INFORMATION**





**Independent Auditor's Report  
on the Supplementary Information**

To the Board of Directors  
The Presbyterian Homes, Inc.  
Colfax, North Carolina

We have audited the combined financial statements of The Presbyterian Homes, Inc. and Its Combined Affiliates as of and for the year ended September 30, 2019, and have issued our report thereon dated January 13, 2020, which contained an unmodified opinion on those combined financial statements. Our audit was performed for the purpose of forming an opinion on the combined financial statements as a whole. The combining statement of financial position, property and equipment information, combining statement of operations and changes in net assets, and combining statement of cash flows as of and for the year ended September 30, 2019 are presented for the purposes of additional analysis and are not a required part of the combined 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 combined financial statements. The information has been subjected to the auditing procedures applied in the audits of the combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the combined financial statements or to the combined 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 combined financial statements as a whole.

*Bernard Robinson & Company, L.L.P.*

Greensboro, North Carolina  
January 13, 2020

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combining Statement of Financial Position**  
**September 30, 2019**

	Scotia Village	River Landing	Management Services Office	The Presbyterian Homes, Inc.	Glenaire, Inc.	Presbyterian Homes Foundation, Inc.	Obligated Group	PHI Management Services LLC	Combining Entries	Total
<b>Assets</b>										
Current Assets:										
Cash and cash equivalents	\$ 2,810,718	\$ 24,183,769	\$ 1,270,510	\$ 28,264,997	\$ 749,578	\$ 3,079,426	\$ 32,094,001	\$ 123,150	\$ -	\$ 32,217,151
Assets limited as to use, required for current liabilities	122,878	1,013,022	-	1,135,900	220,357	-	1,356,257	-	-	1,356,257
Accounts receivable, net	419,522	319,767	-	739,289	794,157	-	1,533,446	-	-	1,533,446
Other receivables	531,153	2,072,468	118,904	2,722,525	346,271	-	3,068,796	-	-	3,068,796
Unconditional promises to give, net	-	-	-	-	-	21,500	21,500	-	-	21,500
Other	66,097	138,259	24,891	229,247	85,668	-	314,915	-	-	314,915
Due from other divisions	87,830	850,995	-	938,825	(365,989)	-	572,836	-	(572,836)	-
Total current assets	4,038,198	28,578,280	1,414,305	34,030,783	1,830,042	3,100,926	38,961,751	123,150	(572,836)	38,512,065
Assets limited as to use:										
Under bond agreement	1,982	13,449	-	15,431	6,368	-	21,799	-	-	21,799
Reserves required by state statute	2,924,707	6,059,618	-	8,984,325	5,084,530	-	14,068,855	-	-	14,068,855
By donors for permanent endowment funds	-	304,407	-	304,407	-	3,007,567	3,311,974	-	-	3,311,974
Residents' cash deposits	557	-	-	557	381	-	938	-	-	938
	2,927,246	6,377,474	-	9,304,720	5,091,279	3,007,567	17,403,566	-	-	17,403,566
Investments and other assets:										
Investments	3,802,461	34,357,553	-	38,160,014	14,215,622	36,075,485	88,451,121	-	-	88,451,121
Other assets	45,199	23,450	-	68,649	38,236	-	106,885	-	-	106,885
Interest rate swap agreement	-	-	-	-	-	-	-	-	-	-
	3,847,660	34,381,003	-	38,228,663	14,253,858	36,075,485	88,558,006	-	-	88,558,006
Property and Equipment:										
Land, buildings and equipment	43,243,851	120,594,781	3,493,421	167,332,053	99,518,453	-	266,850,506	-	-	266,850,506
Construction-in-progress	424,001	41,935,730	7,534	42,367,265	5,932,808	-	48,300,073	-	-	48,300,073
	43,667,852	162,530,511	3,500,955	209,699,318	105,451,261	-	315,150,579	-	-	315,150,579
Less accumulated depreciation	18,582,229	42,451,752	1,622,606	62,656,587	35,655,725	-	98,312,312	-	-	98,312,312
	25,085,623	120,078,759	1,878,349	147,042,731	69,795,536	-	216,838,267	-	-	216,838,267
Total assets	\$ 35,898,727	\$ 189,415,516	\$ 3,292,654	\$ 228,606,897	\$ 90,970,715	\$ 42,183,978	\$ 361,761,590	\$ 123,150	\$ (572,836)	\$ 361,311,904

*See Independent Auditor's Report on Supplementary Information*

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combining Statement of Financial Position (Continued)**  
**September 30, 2019**

	Scotia Village	River Landing	Management Services Office	The Presbyterian Homes, Inc.	Glenaire, Inc.	Presbyterian Homes Foundation, Inc.	Obligated Group	PHI Management Services LLC	Combining Entries	Total
<b>Liabilities and Net Assets</b>										
Current Liabilities:										
Current maturities of long-term debt	\$ 772,506	\$ 4,180,976	\$ -	\$ 4,953,482	\$ 2,080,373	\$ -	\$ 7,033,855	\$ -	\$ -	\$ 7,033,855
Accounts payable	322,183	7,864,608	29,781	8,216,572	1,366,145	-	9,582,717	77,563	-	9,660,280
Accrued payroll and related expenses	285,342	500,197	340,529	1,126,068	481,807	-	1,607,875	-	-	1,607,875
Accrued interest	57,971	692,093	-	750,064	51,354	-	801,418	-	-	801,418
Other accrued expenses	152,249	234,499	148,973	535,721	163,690	-	699,411	-	-	699,411
Estimated refundable entrance fees	218,876	517,682	-	736,558	307,029	-	1,043,587	-	-	1,043,587
Due to other divisions	-	-	-	-	-	572,836	572,836	-	(572,836)	-
Total current liabilities	1,809,127	13,990,055	519,283	16,318,465	4,450,398	572,836	21,341,699	77,563	(572,836)	20,846,426
Long-term debt, less current maturities and unamortized debt issuance costs	8,471,060	97,979,819	-	106,450,879	13,779,710	-	120,230,589	-	-	120,230,589
Deferred revenue and other liabilities:										
Deferred revenue from entrance fees:										
Non refundable	5,350,101	18,522,892	-	23,872,993	12,796,292	-	36,669,285	-	-	36,669,285
Refundable	3,523,393	10,429,125	-	13,952,518	6,491,850	-	20,444,368	-	-	20,444,368
Refundable entrance fees	907,828	3,458,883	-	4,366,711	5,242,920	-	9,609,631	-	-	9,609,631
Admission deposits	505,690	11,695,644	-	12,201,334	751,350	-	12,952,684	-	-	12,952,684
Interest rate swap agreement	56,448	1,378,678	-	1,435,126	79,396	-	1,514,522	-	-	1,514,522
Other accrued expenses	216,753	499,742	343,327	1,059,822	369,491	-	1,429,313	-	-	1,429,313
Residents' cash deposits	557	-	-	557	381	-	938	-	-	938
	10,560,770	45,984,964	343,327	56,889,061	25,731,680	-	82,620,741	-	-	82,620,741
Total liabilities	20,840,957	157,954,838	862,610	179,658,405	43,961,788	572,836	224,193,029	77,563	(572,836)	223,697,756
Net Assets:										
Assets without donor restrictions	15,057,770	31,156,271	2,430,044	48,644,085	47,008,927	33,887,075	129,540,087	45,587	-	129,585,674
Assets with donor restrictions	-	304,407	-	304,407	-	7,724,067	8,028,474	-	-	8,028,474
Total net assets	15,057,770	31,460,678	2,430,044	48,948,492	47,008,927	41,611,142	137,568,561	45,587	-	137,614,148
Total liabilities and net assets	\$ 35,898,727	\$ 189,415,516	\$ 3,292,654	\$ 228,606,897	\$ 90,970,715	\$ 42,183,978	\$ 361,761,590	\$ 123,150	\$ (572,836)	\$ 361,311,904

See Independent Auditor's Report on Supplementary Information

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Property and Equipment Information**  
**September 30, 2019**

	Assets			Accumulated Depreciation			Book Value September 30, 2019	
	Balance October 1, 2018	Acquisitions	Transfers and Retirements	Balance September 30, 2019	Balance October 1, 2018	Transfers and Retirements		Balance September 30, 2019
<b>Scotia Village:</b>								
Land	\$ 201,635	\$ -	\$ -	\$ 201,635	\$ -	\$ -	\$ -	\$ 201,635
Land improvements	953,077	-	-	953,077	671,884	40,313	712,197	240,880
Buildings	39,587,804	897,896	14,866	40,500,566	15,270,750	1,425,977	16,696,727	23,803,839
Equipment, furniture and other equipment	1,188,548	77,317	-	1,265,865	780,597	114,212	894,809	371,056
Vehicles	323,675	24,792	(25,759)	322,708	284,230	20,025	278,496	44,212
Construction-in-progress	313,849	110,152	-	424,001	-	-	-	424,001
	<u>42,568,588</u>	<u>1,110,157</u>	<u>(10,893)</u>	<u>43,667,852</u>	<u>17,007,461</u>	<u>1,600,527</u>	<u>(25,759)</u>	<u>25,085,623</u>
<b>River Landing:</b>								
Land	4,623,273	-	-	4,623,273	-	-	-	4,623,273
Land improvements	1,356,186	42,500	-	1,398,686	893,972	58,437	952,409	446,277
Buildings	107,631,733	3,152,940	-	110,784,673	35,761,667	3,010,259	38,771,926	72,012,747
Equipment, furniture and other equipment	2,975,097	128,863	-	3,103,960	1,974,810	250,614	2,225,424	878,536
Vehicles	695,382	51,074	(62,267)	684,189	474,911	89,350	501,993	182,196
Construction-in-progress	7,256,712	34,679,018	-	41,935,730	-	-	-	41,935,730
	<u>124,538,383</u>	<u>38,054,395</u>	<u>(62,267)</u>	<u>162,530,511</u>	<u>39,105,360</u>	<u>3,408,660</u>	<u>(62,268)</u>	<u>120,078,759</u>
<b>Management Services Office:</b>								
Land	22,623	-	-	22,623	-	-	-	22,623
Land improvements	-	34,524	-	34,524	-	863	863	33,661
Buildings	923,944	886,340	-	1,810,284	166,432	36,071	202,503	1,607,781
Equipment, furniture and other equipment	1,416,430	63,953	-	1,480,383	1,150,841	142,704	1,293,545	186,838
Vehicles	145,607	-	-	145,607	108,593	17,102	125,695	19,912
Construction-in-progress	129,219	-	(121,685)	7,534	-	-	-	7,534
	<u>2,637,823</u>	<u>984,817</u>	<u>(121,685)</u>	<u>3,500,955</u>	<u>1,425,866</u>	<u>196,740</u>	<u>1,622,606</u>	<u>1,878,349</u>
<b>Glennaire:</b>								
Land	12,917,073	75,912	-	12,992,985	-	-	-	12,992,985
Land improvements	1,094,869	139,311	710	1,234,890	485,179	60,629	545,808	689,082
Buildings	79,002,577	1,781,007	-	80,783,584	29,581,108	2,427,200	32,008,308	48,775,276
Equipment, furniture and other equipment	3,880,850	141,091	-	4,021,941	2,521,628	304,306	2,825,934	1,196,007
Vehicles	470,280	176,324	(161,551)	485,053	394,951	42,275	275,675	209,378
Construction-in-progress	2,185,247	3,747,561	-	5,932,808	-	-	-	5,932,808
	<u>99,550,896</u>	<u>6,061,206</u>	<u>(160,841)</u>	<u>105,451,261</u>	<u>32,982,866</u>	<u>2,834,410</u>	<u>(161,551)</u>	<u>69,795,536</u>
	<u>\$ 269,295,690</u>	<u>\$ 46,210,575</u>	<u>\$ (355,686)</u>	<u>\$ 315,150,579</u>	<u>\$ 90,521,553</u>	<u>\$ 8,040,337</u>	<u>\$ (249,578)</u>	<u>\$ 98,312,312</u>
								<u>\$ 216,838,267</u>

*See Independent Auditor's Report on Supplementary Information*

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combining Statement of Operations and Changes in Net Assets**  
**Year Ended September 30, 2019**

	Scotia Village	River Landing	Management Services Office	The Presbyterian Homes Inc.	Glenaire, Inc.	Presbyterian Homes Foundation, Inc.	Obligated Group	PHI Management Services LLC	Combining Entries	Total
Changes in net assets without donor restrictions:										
Operating revenues:										
Resident services:										
Amortized entry fees	\$ 1,970,297	\$ 4,882,530	\$ -	\$ 6,852,827	\$ 3,421,279	\$ -	\$ 10,274,106	\$ -	\$ -	\$ 10,274,106
Service fees, residential	4,827,186	14,255,660	-	19,082,846	9,495,168	-	28,578,014	-	-	28,578,014
Service fees, assisted living	1,293,695	3,725,097	-	5,018,792	2,844,881	-	7,863,673	-	-	7,863,673
Service fees, nursing	4,708,833	6,127,936	-	10,836,769	7,373,851	-	18,210,620	-	-	18,210,620
	12,800,011	28,991,223	-	41,791,234	23,135,179	-	64,926,413	-	-	64,926,413
Food service income	73,900	163,786	-	237,686	117,353	-	355,039	-	-	355,039
Reimbursed medical	568,265	348,823	-	917,088	1,359,615	-	2,276,703	-	-	2,276,703
Golf course revenue	-	200	-	200	-	-	200	-	-	200
Management fee	-	-	-	-	-	-	-	1,931,797	-	1,931,797
Other	71,039	106,863	-	177,902	102,411	-	280,313	-	-	280,313
Total operating revenues	13,513,215	29,610,895	-	43,124,110	24,714,558	-	67,838,668	1,931,797	-	69,770,465
Operating expenses:										
Routine services	3,579,088	5,872,487	-	9,451,575	6,195,599	-	15,647,174	-	-	15,647,174
Special services	405,226	396,302	-	801,528	494,029	-	1,295,557	-	-	1,295,557
Dining services	1,412,475	3,420,931	-	4,833,406	2,888,836	-	7,722,242	-	-	7,722,242
Environmental services	672,718	890,248	-	1,562,966	974,455	-	2,537,421	-	-	2,537,421
Maintenance	1,401,939	2,454,652	-	3,856,591	2,361,919	-	6,218,510	-	-	6,218,510
Project and development	-	-	275,277	275,277	-	-	275,277	-	-	275,277
Marketing	374,665	617,132	-	991,797	397,070	-	1,388,867	-	-	1,388,867
Administration	1,789,764	2,591,009	3,784,631	8,165,404	2,566,733	-	10,732,137	589,058	-	11,321,195
Depreciation and other charges	1,593,996	3,222,649	196,741	5,013,386	2,850,102	-	7,863,488	-	-	7,863,488
Bond and note interest, and amortization	266,425	2,259,211	-	2,525,636	491,076	-	3,016,712	-	-	3,016,712
Purchased medical services	648,952	373,708	-	1,022,660	1,368,724	-	2,391,384	-	-	2,391,384
Miscellaneous, net	75,797	78,727	5,000	159,524	163,720	73,500	396,744	-	-	396,744
Allocation of management services										
office expense, net	558,809	1,212,776	(4,127,303)	(2,355,718)	1,022,866	-	(1,332,852)	1,332,852	-	-
Golf course expense	-	779,591	-	779,591	-	-	779,591	-	-	779,591
Total operating expenses	12,779,854	24,169,423	134,346	37,083,623	21,775,129	73,500	58,932,252	1,921,910	-	60,854,162
Increase (decrease) in net assets without donor restrictions from operations	733,361	5,441,472	(134,346)	6,040,487	2,939,429	(73,500)	8,906,416	9,887	-	8,916,303

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combining Statement of Operations and Changes in Net Assets (Continued)**  
**Year Ended September 30, 2019**

	Scotia Village	River Landing	Management Services Office	The Presbyterian Homes Inc.	Glenaire, Inc.	Presbyterian Homes Foundation, Inc.	Obligated Group	PHI Management Services LLC	Combining Entries	Total
Nonoperating gains (losses):										
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501,505	\$ 501,505	\$ -	\$ -	\$ 501,505
Grant income (expense)	193,675	739,409	675	933,759	193,364	(1,143,472)	(16,349)	-	-	(16,349)
Net realized investment income	294,809	1,778,327	1,628	2,074,764	824,524	1,506,317	4,405,605	-	-	4,405,605
Net unrealized income on investments	41,601	271,743	-	313,344	102,045	195,796	611,185	-	-	611,185
Net assets released from restrictions	-	-	-	-	-	501,896	501,896	-	-	501,896
Transfers of assets between communities	(172,601)	(374,596)	863,148	315,951	(315,933)	(18)	-	-	-	-
Change in fair value of interest rate swap agreement	(399,095)	(3,716,154)	-	(4,115,249)	(493,859)	-	(4,609,108)	-	-	(4,609,108)
Other, net	3,516	1,476	394,189	399,181	2,899	-	402,080	-	-	402,080
Total nonoperating gains	<u>(38,095)</u>	<u>(1,299,795)</u>	<u>1,259,640</u>	<u>(78,250)</u>	<u>313,040</u>	<u>1,562,024</u>	<u>1,796,814</u>	<u>-</u>	<u>-</u>	<u>1,796,814</u>
Change in net assets without donor restrictions	<u>695,266</u>	<u>4,141,677</u>	<u>1,125,294</u>	<u>5,962,237</u>	<u>3,252,469</u>	<u>1,488,524</u>	<u>10,703,230</u>	<u>9,887</u>	<u>-</u>	<u>10,713,117</u>
Changes in net assets with donor restrictions:										
Contributions	-	-	-	-	-	922,342	922,342	-	-	922,342
Contributions in perpetual endowment	-	-	-	-	-	265,794	265,794	-	-	265,794
Net increase (decrease) in unrealized losses on investments	-	(4,561)	-	(4,561)	-	(46,495)	(51,056)	-	-	(51,056)
Net realized investment income	-	27,408	-	27,408	-	203,610	231,018	-	-	231,018
Net assets released from restrictions	-	-	-	-	-	(501,896)	(501,896)	-	-	(501,896)
Change in net assets with donor restrictions	<u>-</u>	<u>22,847</u>	<u>-</u>	<u>22,847</u>	<u>-</u>	<u>843,355</u>	<u>866,202</u>	<u>-</u>	<u>-</u>	<u>866,202</u>
Change in net assets	<u>695,266</u>	<u>4,164,524</u>	<u>1,125,294</u>	<u>5,985,084</u>	<u>3,252,469</u>	<u>2,331,879</u>	<u>11,569,432</u>	<u>9,887</u>	<u>-</u>	<u>11,579,319</u>
Net assets, beginning	<u>14,362,504</u>	<u>27,296,154</u>	<u>1,304,750</u>	<u>42,963,408</u>	<u>43,756,458</u>	<u>39,279,263</u>	<u>125,999,129</u>	<u>35,700</u>	<u>-</u>	<u>126,034,829</u>
Net assets, ending	<u>\$ 15,057,770</u>	<u>\$ 31,460,678</u>	<u>\$ 2,430,044</u>	<u>\$ 48,948,492</u>	<u>\$ 47,008,927</u>	<u>\$ 41,611,142</u>	<u>\$ 137,568,561</u>	<u>\$ 45,587</u>	<u>\$ -</u>	<u>\$ 137,614,148</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Combining Statement of Cash Flows**  
**Year Ended September 30, 2019**

	Scotia Village	River Landing	Management Services Office	The Presbyterian Homes, Inc.	Glenaire, Inc.	Presbyterian Homes Foundation, Inc.	Obligated Group	PHI Management Services LLC	Combining Entries	Total
Cash flows from operating activities:										
Change in net assets	\$ 695,266	\$ 4,164,524	\$ 1,125,294	\$ 5,985,084	\$ 3,252,469	\$ 2,331,879	\$ 11,569,432	\$ 9,887	\$ -	\$ 11,579,319
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:										
Entrance fees received	2,783,142	5,371,419	-	8,154,561	3,384,375	-	11,538,936	-	-	11,538,936
Entrance fees received - initial units	-	10,312,975	-	10,312,975	-	-	10,312,975	-	-	10,312,975
Amortization of entrance fees	(1,970,297)	(4,882,530)	-	(6,852,827)	(3,421,279)	-	(10,274,106)	-	-	(10,274,106)
Depreciation and amortization	1,593,996	3,222,649	196,741	5,013,386	2,850,102	-	7,863,488	-	-	7,863,488
Change in fair value of interest rate swap agreement	399,094	3,716,154	-	4,115,248	493,859	-	4,609,107	-	-	4,609,107
Realized and unrealized gains (losses) on investments and investment income	(41,601)	(267,182)	-	(308,783)	(102,045)	(149,301)	(560,129)	-	-	(560,129)
Net realized investment income	(294,809)	(1,805,735)	-	(2,100,544)	(824,524)	(1,709,927)	(4,634,995)	-	-	(4,634,995)
Investment in perpetual endowment	-	-	-	-	-	(265,794)	(265,794)	-	-	(265,794)
Changes in working capital components:										
(Increase) decrease in:										
Trade and other receivables	(422,012)	(2,695,980)	20,203	(3,097,789)	52,039	10,500	(3,035,250)	115,773	-	(2,919,477)
Other assets	15,806	134,467	(10,097)	140,176	118,984	-	259,160	-	-	259,160
Due from other divisions	52,542	(209,536)	-	(156,994)	507,944	-	350,950	-	(350,950)	-
Increase (decrease) in:										
Accounts payable	(37,289)	6,212,108	(11,858)	6,162,961	759,605	-	6,922,566	(40,653)	-	6,881,913
Accrued expenses	(942)	86,726	69,683	155,467	64,349	-	219,816	-	-	219,816
Due to other divisions	(67)	-	67	-	(4,600)	(346,350)	(350,950)	-	350,950	-
Net cash provided by (used in) operating activities	2,772,829	23,360,059	1,390,033	27,522,921	7,131,278	(128,993)	34,525,206	85,007	-	34,610,213
Cash flows from investing activities:										
Purchases of property and equipment	(1,125,022)	(38,054,396)	(863,133)	(40,042,551)	(6,061,915)	-	(46,104,466)	-	-	(46,104,466)
Payments on issuance costs	-	-	-	-	-	-	-	-	-	-
Purchases of investments	(4,262,565)	(16,304,287)	-	(20,566,852)	(8,442,198)	(9,411,123)	(38,420,173)	-	-	(38,420,173)
Proceeds from investments	4,229,203	16,019,386	-	20,248,589	9,116,986	10,278,010	39,643,585	-	-	39,643,585
Net cash provided by (used in) investing activities	(1,158,384)	(38,339,297)	(863,133)	(40,360,814)	(5,387,127)	866,887	(44,881,054)	-	-	(44,881,054)
Cash flows from financing activities:										
Investment in perpetual endowment	-	-	-	-	-	265,794	265,794	-	-	265,794
Proceeds from issuance of long-term debt	-	28,624,816	-	28,624,816	-	-	28,624,816	-	-	28,624,816
Principal payments of long-term debt	(757,609)	(3,689,934)	-	(4,447,543)	(2,031,270)	-	(6,478,813)	-	-	(6,478,813)
Refunds of refundable fees	(397,264)	(653,070)	-	(1,050,334)	(594,869)	-	(1,645,203)	-	-	(1,645,203)
Net cash provided by (used in) financing activities	(1,154,873)	24,281,812	-	23,126,939	(2,626,139)	265,794	20,766,594	-	-	20,766,594
Net increase (decrease) in cash and cash equivalents	459,572	9,302,574	526,900	10,289,046	(881,988)	1,003,688	10,410,746	85,007	-	10,495,753
Cash and cash equivalents, beginning	2,351,146	14,881,195	743,610	17,975,951	1,631,566	2,075,738	21,683,255	38,143	-	21,721,398
Cash and cash equivalents, ending	\$ 2,810,718	\$ 24,183,769	\$ 1,270,510	\$ 28,264,997	\$ 749,578	\$ 3,079,426	\$ 32,094,001	\$ 123,150	\$ -	\$ 32,217,151

# Exhibit B

PRESBYTERIAN HOMES, INC.  
AND ITS COMBINED AFFILIATES

COMPILED FORECAST

FOR THE YEARS ENDING  
SEPTEMBER 30, 2020 THROUGH 2024





**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Compiled Forecast**  
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Bernard Robinson & Company, L.L.P.

To the Board of Governors  
The Presbyterian Homes, Inc.  
High Point, North Carolina

Management is responsible for the accompanying forecast of The Presbyterian Homes, Inc. (the "Organization"), which comprises the forecasted combined statements of financial position as of September 30, 2020, 2021, 2022, 2023 and 2024 and the forecasted combined statements of operations and changes in net assets, and cash flows for the years then ending, including the related summaries of significant assumptions and accounting policies in accordance with guidelines for the presentation of a forecast established by the American Institute of Certified Public Accountants (AICPA). We have performed the compilation engagement in accordance with 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 forecast 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 this forecast.

There will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

*Bernard Robinson & Company, L.L.P.*

Greensboro, North Carolina  
February 26, 2020

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**

**Forecasted Combined Statements of Financial Position**

**September 30, 2020 through 2024**

	(In Thousands of Dollars)				
	2020	2021	2022	2023	2024
<b><u>Assets</u></b>					
Current Assets:					
Cash and cash equivalents	\$ 6,407	\$ 6,407	\$ 6,407	\$ 6,407	\$ 6,407
Assets limited as to use, required for current liabilities	1,608	1,514	1,693	43,939	43,888
Accounts receivable, net	1,558	1,583	1,609	1,635	1,661
Other receivables	1,088	1,093	1,103	1,109	1,116
Other current assets	321	349	360	344	351
Total Current Assets	<u>10,982</u>	<u>10,946</u>	<u>11,172</u>	<u>53,434</u>	<u>53,423</u>
Assets Limited As to Use:					
Unconditional promises to give	11	-	-	-	-
Under bond agreement	-	-	41,676	41,676	-
Reserves required by state statute	15,639	16,255	16,920	20,480	22,838
Endowment funds	3,312	3,312	3,312	3,312	3,312
	<u>18,962</u>	<u>19,567</u>	<u>61,908</u>	<u>65,468</u>	<u>26,150</u>
Investments, Deferred Costs and Other Assets:					
Investments	93,921	190,932	104,942	106,157	112,261
Deferred CON costs, net	100	94	88	82	76
	<u>94,021</u>	<u>191,026</u>	<u>105,030</u>	<u>106,239</u>	<u>112,337</u>
Property and Equipment:					
Land, buildings and equipment	353,556	368,113	564,215	569,380	573,810
Construction in progress	3,212	95,000	-	-	-
	<u>356,768</u>	<u>463,113</u>	<u>564,215</u>	<u>569,380</u>	<u>573,810</u>
Less accumulated depreciation	<u>105,183</u>	<u>114,997</u>	<u>127,413</u>	<u>142,341</u>	<u>157,327</u>
Total Assets	<u>\$ 375,550</u>	<u>\$ 569,655</u>	<u>\$ 614,912</u>	<u>\$ 652,180</u>	<u>\$ 608,393</u>
<b><u>Liabilities and Net Assets</u></b>					
Current Liabilities:					
Current maturities of long-term debt	\$ 8,310	\$ 9,636	\$ 10,040	\$ 52,519	\$ 52,756
Accounts payable	4,254	4,253	4,255	4,256	4,258
Accrued expenses	1,615	1,622	1,629	1,636	1,643
Accrued interest	907	887	866	843	823
Other accrued expenses	701	706	707	710	710
Estimated refundable entrance fees	1,044	1,044	1,044	1,044	1,044
Total Current Liabilities	<u>16,831</u>	<u>18,148</u>	<u>18,541</u>	<u>61,008</u>	<u>61,234</u>
Long-Term Debt	<u>116,440</u>	<u>296,611</u>	<u>286,371</u>	<u>233,643</u>	<u>180,670</u>
Deferred Revenue and Other Liabilities:					
Deferred revenue - nonrefundable fees	43,694	42,664	60,768	77,048	72,624
Deferred revenue - refundable fees	24,401	23,823	32,962	41,186	38,916
Refundable entrance fees	10,913	10,707	18,305	25,114	23,398
Admission deposits	6,636	6,028	6,640	7,249	6,751
Other accrued expenses	1,437	1,444	1,451	1,457	1,463
Interest rate swap agreement	1,515	1,515	1,515	1,515	1,515
	<u>88,596</u>	<u>86,181</u>	<u>121,641</u>	<u>153,569</u>	<u>144,667</u>
Total Liabilities	<u>221,867</u>	<u>400,940</u>	<u>426,553</u>	<u>448,220</u>	<u>386,571</u>
Net Assets:					
Assets without donor restrictions	145,655	160,687	180,331	195,932	213,794
Assets with donor restrictions	8,028	8,028	8,028	8,028	8,028
Total Net Assets	<u>153,683</u>	<u>168,715</u>	<u>188,359</u>	<u>203,960</u>	<u>221,822</u>
Total Liabilities and Net Assets	<u>\$ 375,550</u>	<u>\$ 569,655</u>	<u>\$ 614,912</u>	<u>\$ 652,180</u>	<u>\$ 608,393</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Forecasted Combined Statements of Operations and Changes in Net Assets**  
**Years Ending September 30, 2020 through 2024**

	(In Thousands of Dollars)				
	2020	2021	2022	2023	2024
Changes in Net Assets without Donor Restrictions:					
Revenue:					
Amortization of advance fees	\$ 14,577	\$ 14,631	\$ 18,846	\$ 22,805	\$ 22,404
Service fees, residential	31,219	33,559	34,393	42,455	48,377
Service fees, assisted living	7,697	7,990	8,264	9,777	11,831
Service fees, nursing	18,807	19,234	19,713	20,215	20,744
Adult day care	158	158	158	290	400
Food service income	378	378	378	378	378
Reimbursed medical	2,106	2,106	2,106	2,106	2,106
Golf course revenue	25	25	25	25	25
Other	1,527	1,567	1,605	1,647	1,687
Total operating revenue	<u>76,494</u>	<u>79,648</u>	<u>85,488</u>	<u>99,698</u>	<u>107,952</u>
Expenses:					
Routine services	16,704	17,251	17,815	19,323	20,135
Special services	1,541	1,644	1,709	2,169	2,353
Dining services	9,054	9,175	9,556	12,053	13,238
Environmental services	2,758	2,974	3,069	4,007	4,349
Maintenance	6,491	6,894	7,069	8,339	9,165
Marketing	1,688	1,753	1,881	2,009	1,937
Administration	12,006	12,370	12,733	13,749	14,484
Depreciation and amortization	6,690	9,631	12,226	14,726	14,776
Bond interest and amortization	4,570	4,042	3,799	10,403	14,985
Purchased medical services	2,388	2,388	2,388	2,388	2,388
Golf course and grounds expense	1,065	907	933	959	986
Miscellaneous, net	224	227	229	230	232
Total operating expenses	<u>65,179</u>	<u>69,256</u>	<u>73,407</u>	<u>90,355</u>	<u>99,028</u>
Operating income	<u>11,315</u>	<u>10,392</u>	<u>12,081</u>	<u>9,343</u>	<u>8,924</u>
Nonoperating income:					
Contributions	1,058	1,058	1,058	1,058	1,058
Net realized investment income	3,742	3,582	6,505	5,200	7,880
Net nonoperating income	<u>4,800</u>	<u>4,640</u>	<u>7,563</u>	<u>6,258</u>	<u>8,938</u>
Changes in net assets without donor restrictions	16,115	15,032	19,644	15,601	17,862
Net assets, beginning	<u>137,568</u>	<u>153,683</u>	<u>168,715</u>	<u>188,359</u>	<u>203,960</u>
Net assets, ending	<u>\$ 153,683</u>	<u>\$ 168,715</u>	<u>\$ 188,359</u>	<u>\$ 203,960</u>	<u>\$ 221,822</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Forecasted Combined Statements of Cash Flows**  
**Years Ending September 30, 2020 through 2024**

	(In Thousands of Dollars)				
	2020	2021	2022	2023	2024
Cash flows from operating activities:					
Changes in net assets	\$ 16,115	\$ 15,032	\$ 19,644	\$ 15,601	\$ 17,862
Adjustments to reconcile changes in net assets to net cash provided by operating activities:					
Entrance fees received	32,130	13,018	55,108	55,536	14,305
Amortization of entrance fees	(14,577)	(14,631)	(18,846)	(22,805)	(22,404)
Depreciation	6,871	9,814	12,416	14,928	14,986
Amortization of deferred CON costs	6	6	6	6	6
Amortization of deferred financing costs	124	119	109	94	82
Amortization of bond premium	(311)	(308)	(305)	(302)	(298)
Changes in working capital:					
(Increase) decrease in:					
Trade and other receivables	1,956	(30)	(36)	(32)	(33)
Unconditional promises to give	11	11	-	-	-
Other assets	(5)	(28)	(11)	16	(7)
Increase (decrease) in:					
Decrease in accounts payable and accrued expenses	(5,779)	(2)	(4)	(6)	(5)
Net cash provided by operating activities	<u>36,541</u>	<u>23,001</u>	<u>68,081</u>	<u>63,036</u>	<u>24,494</u>
Cash flows from investing activities:					
Purchases of property and equipment	(41,617)	(106,345)	(101,102)	(5,165)	(4,430)
Net proceeds (purchases) of investments	(18,046)	(97,533)	43,470	(47,021)	33,265
Net cash provided by (used in) investing activities	<u>(59,663)</u>	<u>(203,878)</u>	<u>(57,632)</u>	<u>(52,186)</u>	<u>28,835</u>
Cash flows used in financing activities:					
Principal payments on long-term debt	(27,461)	(8,314)	(9,640)	(10,041)	(52,520)
Proceeds from long-term borrowings	25,133	190,000	-	-	-
Refunds of refundable fees	(809)	(809)	(809)	(809)	(809)
Net cash provided by (used in) financing activities	<u>(3,137)</u>	<u>180,877</u>	<u>(10,449)</u>	<u>(10,850)</u>	<u>(53,329)</u>
Net increase (decrease) in cash and cash equivalents	(26,259)	-	-	-	-
Cash and cash equivalents, beginning	<u>32,666</u>	<u>6,407</u>	<u>6,407</u>	<u>6,407</u>	<u>6,407</u>
Cash and cash equivalents, ending	<u>\$ 6,407</u>	<u>\$ 6,407</u>	<u>\$ 6,407</u>	<u>\$ 6,407</u>	<u>\$ 6,407</u>
Supplemental disclosure of cash flow information:					
Cash payments for interest	<u>\$ 4,464</u>	<u>\$ 4,515</u>	<u>\$ 3,996</u>	<u>\$ 10,628</u>	<u>\$ 15,207</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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**NOTE 1 - BASIS OF PRESENTATION**

The accompanying financial forecast presents, to the best of the knowledge and belief of the management ("Management") of The Presbyterian Homes, Inc. and Glenaire, Inc.'s (collectively, the "Communities") expected combined financial position, changes in net assets, and cash flows as of and for each of the five years ending through September 30, 2024. Accordingly, the combined forecast reflects Management's judgment as of February 26, 2020, of the expected conditions and its expected course of action during the forecast period.

The assumptions disclosed herein are those which Management believes are significant to the combined forecast. Management recognizes there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Management's purpose in releasing this combined financial forecast is for inclusion in the Communities' disclosure statement in accordance with Chapter 58, Article 64, of the North Carolina General Statutes. Accordingly, this report should not be used for any other purpose.

**NOTE 2 - BACKGROUND OF THE ORGANIZATION**

The Communities provide housing, health care and other related services to residents. The Presbyterian Homes, Inc. operates as River Landing at Sandy Ridge in Colfax, North Carolina and as Scotia Village in Laurinburg, North Carolina. Glenaire, Inc. operates in Cary, North Carolina. The Presbyterian Homes Foundation, Inc. is a foundation established to raise funds for support and the future needs of the Communities. The Communities and the Foundation are collectively referred to as the "Organization".

The Boards of Trustees of Glenaire, Inc. and The Presbyterian Homes Foundation, Inc. are appointed by and serve at the pleasure of the Board of Governors of The Presbyterian Homes, Inc.

**Principles of Combination**

The accompanying forecasted combined financial statements include the accounts of the above-named entities. All material related-party balances and transactions have been eliminated in combination.

A summary of the Organization's significant accounting policies is as follow:

**NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS**

**Classification of Net Assets**

The following classification of net assets is presented in the accompanying forecasted combined financial statements:

*Without donor restrictions:* All revenue not restricted by donors, unrestricted contributions designated by the board and donor restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net assets without donor restrictions.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Classification of Net Assets (Continued)**

*With donor restrictions:* All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in donor restricted net assets. The investment income arising from endowment funds, if any, are accounted for in accordance with donor stipulations. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions.

**Changes in Assets Without Restrictions**

The forecasted combined statement of operations and changes in net assets reflect operating income. Changes in net assets without restrictions that are excluded from operating income, consistent with industry practice, include realized gains and losses on investments, changes in unrealized gains and losses on investments, investment income, income from estates, wills, trusts and bequests, and contributions.

**Cash and Cash Equivalents**

For purposes of reporting cash flows, the Organization considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents. The Organization excludes from cash and cash equivalents assets limited as to use.

**Accounts Receivable**

The Communities record accounts receivable at the total unpaid balance which approximates estimated fair value. The Communities determine past-due status on individual accounts based on the billing dates. The Communities estimate their allowance for doubtful accounts based on a combination of factors, including the past historical loss experience and any anticipated effects related to current economic conditions, as well as Management's knowledge of the current composition of accounts receivable. Accounts receivable that Management believes to be ultimately not collectible are written off upon such determination.

**Assets Limited As To Use**

Assets limited as to use include assets held by trustees under an indenture agreement, assets which must be held in perpetuity under endowment agreements, unconditional promises to give restricted for purchase of property and equipment, repayment of debt, or financial assistance, assets held as deposits, and the operating reserve required by State statute.

**Resident Fees**

Resident fees represent the estimated net realizable amounts from patients, third-party payors, and others for services rendered. Resident fees are recorded as revenue when earned.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Estimated Third-Party Payor Settlements**

The Communities have agreements with third-party payors that provide for payments to the Communities at amounts different from their established rates. Payment arrangements include prospectively determined per diem payments. Revenue under third-party payor agreements is subject to audit and retroactive adjustment. Provisions for estimated third-party payor settlements are provided in the period the related services are rendered. Differences between the estimated amounts accrued and interim and final settlements are reported in operations in the year of settlement.

**Investments**

Investments in all debt and equity securities with a readily determinable market value are measured at fair value. The fair values of mutual funds and equity securities are determined based on quoted net asset values and share prices, respectively. The fair value of debt securities are based on quoted market prices. Changes in fair value of investments, including both realized and unrealized gains and losses, are included in the accompanying forecasted combined statements of operations and changes in net assets. In determining realized gains and losses, the cost of investments is determined using the first-in, first-out method. Donated investments are stated at fair value at the date of the gift. Unrealized gains and losses on investments, except those determined to be other than temporarily impaired, are excluded from excess of revenue over expenses. Any other than temporary declines are accounted for as a nonoperating loss, whereby the historical cost of the related investment would be adjusted to the then-current fair market value.

**Property and Equipment**

Property and equipment are stated at cost or at estimated fair value at the date of donation. Depreciation is determined principally by the straight-line method over the estimated useful lives of the assets, ranging from 3 to 40 years. It is the policy of the Communities to review long-lived assets and intangibles for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable.

**Deferred Financing Costs**

Financing costs relative to the permanent financing of the facilities have been deferred and are being amortized, using the effective interest method, over the terms of the related financing and are netted against the related outstanding debt associated with the financing cost.

**Income Tax Status**

The Communities are not-for-profit organizations exempt from federal and state income taxes under Internal Revenue Code Section 501(c)(3) and the Foundation is an organization exempt from income taxes under the Internal Revenue Code Section 501(a).

It is the Organization's policy to evaluate all tax positions to identify any that may be considered uncertain. All identified material tax positions are assessed and measured by a more-likely-than-not threshold to determine if the tax position is uncertain and what, if any, the effect of the uncertain tax position may have on the forecasted combined financial statements. No material uncertain tax positions are expected during the forecast period. Any changes in the amount of a tax position will be recognized in the period the change occurs.



**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Revenue Recognition**

The Organization generates revenues, primarily by providing housing, amenities (recreational, dining, etc.) and access to health care services to its residents. The various life care contract streams of revenue are recognized as follows:

Entrance fees: The nonrefundable entrance fees are recognized as deferred revenue upon receipt of the payment under the life care contract and included in liabilities in the balance sheet until the performance obligations are satisfied. These deferred amounts are then amortized on a straight-line basis into revenue on a monthly basis over the life of the resident as the performance obligation is associated with access to future services. The refundable portion of an entrance fee is not considered part of the transaction price and as such is recorded as a liability in the balance sheet.

Health care services: The Organization also provides assisted and nursing care to residents who are covered by government and commercial payers. The Organization is paid fixed rates from government and commercial payers. These fixed rates are billed in arrears monthly when the service is provided. The monthly fees represent the most likely amount to be received from the 3rd party payors.

Monthly service fees: The life care contracts that residents select require an advanced fee and monthly fees based upon the type of space they are applying for. Resident fee revenue for recurring and routine monthly services is generally billed monthly in advance. Payment terms are usually due within 30 days. The services provided encompass social, recreational, dining, along with assisted living and nursing care and these performance obligations are earned each month. Resident fee revenue for non-routine or additional services are billed monthly in arrears and recognized when the service is provided.

**Entrance Fees**

Entrance fees are amortized into revenue on a straight-line basis, based on the actuarially determined remaining life expectancy of the resident. This actuarially determined remaining life expectancy of the resident is adjusted annually. The unamortized portion of the fee is shown on the forecasted combined statements of financial position as deferred revenue.

**Refundable Fees**

The Organization offers three alternative entrance fee plans which provide refunds to residents from re-occupancy proceeds. Under the standard entrance fee option, prior to 48 months of occupancy, the resident would receive a refund equal to the entrance fee, less 2% per month of occupancy less a 4% non-refundable fee. The 50% refundable plan offers the resident a refund equal to 50% of the entrance fee after 23 months of occupancy. Prior to 23 months of occupancy, the resident is entitled to a refund of the entrance fee, less 2% per month of occupancy less a 4% non-refundable fee. The 90% refundable plan offers the resident a refund equal to 90% of the entrance fee after 6 months of occupancy. Prior to 6 months of occupancy, the resident is entitled to a refund of the entrance fee, less 1% per month of occupancy less a 4% non-refundable fee. The estimated amount of entrance fees that are expected to be refunded to current residents is shown on the forecasted combined statements of financial position as Estimated Refundable Entrance Fees. This amount is estimated using an average of the last five years' refunds. The total amount of contractual refund obligations under existing contracts is included in deferred revenue from entrance fees - refundable and refundable entrance fees on the forecasted combined statements of financial position.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Obligation to Provide Future Services**

The Communities annually calculate the present value of the net cost of future services and use of facilities to be provided to current residents, and compares that amount with the balance of deferred revenue from entrance fees. If the present value of the net cost of future services and use of facilities exceeds the deferred revenue from entrance fees, a liability is recorded (obligation to provide future services and use of facilities) with the corresponding charge to income.

**Paid Annual Leave**

After an employee has worked at the Communities for 90 days, they begin to earn paid annual leave ("PAL") time. PAL time may be earned by regular-time employees who work at least 60 hours per pay period. For the first three years of employment, employees may earn up to 23 days of PAL each year, after three years and through five years employees may earn 26 days of PAL each year, and after five years employees may earn 31 days annually. Employees are required to use at least 15 days of PAL each year, with the remaining unused PAL being put into a reserve. Up to 60 days can be accumulated in the reserve. Remaining unused current and reserved PAL is paid to an employee upon proper resignation, retirement or illness. The first 30 days of an employee's PAL reserve can only be used for an extended illness. The second 30 days of an employee's PAL reserve can be used as the employee desires.

**Property Tax Exemption**

During 2001, the state of North Carolina passed legislation which provided a property tax exemption for continuing care retirement communities (CCRCs) that expend 5% or more of their operating revenues on charity care and community service or CCRCs that have financed their facilities with tax exempt bond financing. Partial exemptions are available for CCRCs which provide some charity care and community service and CCRCs that have facilities which are partially financed with tax-exempt bond financing. The property tax exemption must be requested each year. Based on the combination of the partial exemptions described above, Management believes that it will qualify for a full property tax exemption for the foreseeable future.

**Fair Value of Financial Instruments**

The carrying amounts of cash and cash equivalents, receivables and other assets approximate fair value. Investments are reported at fair value as of the date of the forecasted combined financial statements. The carrying amount of accounts payable, accrued expenses and other liabilities approximate fair value. Fixed-rate long-term debt is carried at cost net of any unamortized premiums or discounts.

**Benevolent Assistance**

The Communities have a policy of providing benevolent assistance to residents who are unable to pay. Such residents are identified based on financial information obtained from the resident and subsequent review and analysis. Since the Communities do not expect to collect the normal charges for services provided, estimated charges for benevolent assistance are not included in revenue.

**Social Accountability**

The Communities provide building space to several religious organizations and pharmacy school rent free and to a childcare center at a reduced rate.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Revenues**

*Amortized entry fees:* Residents' entry fees are amortized into revenue based on the actuarially determined remaining life expectancy of the resident, which is estimated to be ten years.

*Service fees:* Forecasted service fee revenues from existing facilities are based on the forecasted utilization of the facility and the service fees assumed to be in effect during the forecast period. The following schedules of fees are currently in effect at the facilities:

**Glenaire, Inc.**

The following schedule summarizes the types of units, entrance fees, and the current monthly or daily fees at Glenaire, Inc.:

Unit Type	Entrance Fees	Monthly Fees	
		First Person	Second Person
Independent living studio	\$66,000	\$2,445	N/A
One bedroom	\$124,000-\$155,000	\$2,863	\$1,093
One bedroom w/study	\$165,000	\$3,348	\$1,093
Two bedrooms	\$201,000-\$205,000	\$3,348	\$1,093
Two bedrooms w/den	\$292,000-\$404,000	\$3,635-\$4,454	\$1,093
Cottage (2 br) w/ study	\$285,000-\$394,000	\$3,469	\$1,093
Cottage (3 br) w/ study	\$394,000	\$3,841	\$1,093
Health Center:			
Residential assisted	\$20,800	\$3,939	N/A
Medical assisted living	\$17,650	\$5,860	N/A
Nursing	\$12,475	\$304/Day	N/A

Occupancy is forecasted at 96% in independent living, 94% in assisted living and 93% in nursing.

Service fees are forecasted to increase approximately 2.75% to 3.0%.

Management is currently planning the renovation of its community center and independent living common space. Glenaire has also purchased an adjacent piece per property and is planning for the construction of 192 independent living apartment units, 38 assisted living units, an expanded adult day care center and the programs and services to support the expansion. The project team is working toward schematic design pricing which will lead to a schematic design financial projection. It is anticipated that the construction will begin in the fall of 2020 and would be completed and ready for occupancy by January 2023. The current financial projections include the revenues and cost associated with the planned expansion. The projected entry fees for the expansion range from \$362,000 to \$704,000 with monthly service fees ranging from \$3,982 to \$5,240 per month.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**River Landing at Sandy Ridge**

All residents that transferred from The Presbyterian Homes of High Point who were paying a "Lifecare" fee will continue with this program at a revised monthly fee of \$3,567.

The following schedule summarizes the types of units, entrance fees, and the current monthly or daily fees at River Landing at Sandy Ridge:

Unit Type	Entrance Fees	Monthly Fees	
		First Person	Second Person
Apartments:			
One bedroom	\$128,000	\$3,020	\$1,314
Two bedroom	\$178,000	\$3,715	\$1,314
Three bedroom	\$248,000	\$3,949	\$1,314
Three bedroom deluxe	\$325,000	\$44,446	\$1,314
Apartments (Expansion):			
Two bedroom	\$311,000-\$359,000	\$4,014-\$4,122	\$1,314
Three bedroom	\$397,000	\$4,578	\$1,314
Townhouses:			
Two bedroom	\$211,000	\$3,735	\$1,314
Three bedroom	\$278,000	\$3,990	\$1,314
Villas:			
Two bedroom	\$228,000	\$3,788	\$1,314
Three bedroom	\$293,000	\$4,039	\$1,314
Cottages:			
Two bedroom	\$278,000	\$3,886	\$1,314
Three bedroom	\$377,000	\$4,087	\$1,314
Cottages (Expansion):			
Two bedroom	\$334,000	\$4,088	\$1,314
Three bedroom	\$426,000	\$4,195	\$1,314
Assisted Living:			
Studio	\$20,000	\$5,028	N/A
One bedroom	\$25,000	\$6,176	\$4,630
Skilled nursing	\$11,500	\$343/day	N/A
Alzheimer's healthcare	\$11,500	\$7,964	N/A

Occupancy is forecasted at 95% in independent living, 96% in assisted living and 93% in nursing.

Service fees are forecasted to increase approximately 2.75% to 3.0%.

River Landing is currently adding 58 additional independent living accommodations, a maintenance building, a clubhouse with golf check-in, meeting space, an additional dining venue, expansion of the wellness center and a renovation of its healthcare center into the household model of care. The expansion cottages were placed in service in December 2019 and the expansion apartments are to be occupied in April and May 2020. The financial projections include the revenue and costs associated with the expansion.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Scotia Village**

The following schedule summarizes the types of units, entrance fees, and the current monthly or daily fees at Scotia Village:

Unit Type	Entrance Fees	Monthly Fees	
		First Person	Second Person
Apartments:			
Efficiency	\$43,000	\$2,382	N/A
Expanded efficiency	\$47,000	\$2,558	N/A
One bedroom	\$64,000	\$2,708	\$991
Expanded one bedroom	\$79,000	\$2,852	\$991
Deluxe one bedroom	\$99,000	\$2,868	\$991
Two bedroom	\$131,000	\$3,154	\$991
Deluxe two bedroom	\$140,000	\$3,295	\$991
Expanded two bedroom	\$177,000	\$3,416	\$991
Clustered cottages:			
One bedroom	\$97,000	\$2,934	\$991
Two bedroom	\$153,000	\$3,221	\$991
Expanded two bedroom	\$157,000	\$3,523	\$991
Villas:			
Two bedroom	\$203,000	\$3,401	\$991
Three bedroom	\$240,000	\$3,516	\$991
Single family home:			
Single family home (2 br)	\$262,000	\$3,526	\$991
Single family home (3 br)	\$317,000	\$3,663	\$991
Assisted living:			
Assisted living I	\$15,000	\$4,357	N/A
Assisted living II	\$18,000-\$20,000	\$5,088-\$5,841	\$4,216
Skilled nursing	\$10,000	\$289/day	N/A
Alzheimer's healthcare	\$10,000	\$295/day	N/A

Occupancy is forecasted at 94% in independent living, 89% in assisted living and 91% in nursing.

Service fees are forecasted to increase approximately 2.75% to 3.0%.

**Other Revenues**

Investment income is based on current rates of return on forecasted investment balances in each year.

Adult day care, food service income, golf course revenue and other revenue sources are forecasted to remain consistent during the forecast period.

Reimbursed medical reflects income on ancillaries in nursing and is forecasted to remain consistent during the forecast period.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 3 - SIGNIFICANT ACCOUNTING POLICIES AND ASSUMPTIONS (Continued)

**Expenses**

Operating expenses are projected to increase approximately 2% to 3.5% annually.

The provision for depreciation is based on the current depreciation schedule and projected property and equipment additions. The provision is computed on the straight-line method using a 40-year life on buildings, 30-year life on building improvements, 10-year life on furniture and equipment, and 3 years on other equipment.

Financing expenses of \$131,250, \$170,944 and \$751,205 incurred in conjunction with issuance of the 2015 bank-qualified debt, the 2016B bonds, and the 2016C bonds, respectively, have been deferred and are assumed to be amortized over the respective lives of the issues.

**Nonoperating Gains**

Forecasted amounts from contributions represent estimates of support from the Foundations and other fund-raising efforts.

**Funds Held by Trustee**

A summary of assets (in thousands of dollars) held by the trustee at the end of each year as required by the Loan and Security Agreement is as follows:

	2020	2021	2022	2023	2024
Interest	\$ 904	\$ 886	\$ 866	\$ 843	\$ 820
Principal	704	628	827	43,096	43,068
	<u>\$ 1,608</u>	<u>\$ 1,514</u>	<u>\$ 1,693</u>	<u>\$ 43,939</u>	<u>\$ 43,888</u>

NOTE 4 - LONG-TERM DEBT

For purposes of this combined forecast, it has been assumed that the historical carrying value of long-term debt equals the fair value of such debt.

Long-term debt, consists of the following:

On July 15, 2015, The Presbyterian Homes, Inc. entered into a Loan and Security Agreement with the North Carolina Medical Care Commission pursuant to a \$14,712,108 First Mortgage Revenue Refunding Bond, Series 2015, to refinance part of the Series 2005 and Series 2010 existing indebtedness of The Presbyterian Homes, Inc. This is a single bond which qualifies as Bank Qualified Debt and was purchased by BB&T Bank. Proceeds from this offering have been used to pay the expenses incurred in connection with the issuance of the bonds.

On April 1, 2016, The Presbyterian Homes, Inc. entered into a Loan and Security Agreement with the North Carolina Medical Care Commission pursuant to a \$20,000,000 First Mortgage Revenue Bond, Series 2016, to refinance capital projects. Proceeds from this offering have been used to fund a construction reserve to pay costs related to capital improvements at the Communities, and to pay the expenses incurred in connection with the issuance of the bonds.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 4 - LONG-TERM DEBT (Continued)

On September 29, 2016, The Presbyterian Homes, Inc. entered into a Loan and Security Agreement with the North Carolina Medical Care Commission pursuant to a \$48,690,837 First Mortgage Revenue Refunding Bond, Series 2016B, to refinance part of the Series 2006A existing indebtedness of The Presbyterian Homes, Inc. This is a single bond which qualifies as Bank Qualified Debt and was purchased by BB&T Bank. Proceeds from this offering have been used to pay the expenses incurred in connection with the issuance of the bonds.

On September 29, 2016, The Presbyterian Homes, Inc. entered into a Loan and Security Agreement with the North Carolina Medical Care Commission pursuant to a \$29,220,000 bond offering, Series 2016C, to refinance the remaining Series 2006 A and B existing indebtedness of The Presbyterian Homes, Inc. A portion of the proceeds from this offering have been used to pay a portion of the bond maturities due October 1, 2016, to fund a debt service reserve fund for the bonds and to pay the expenses incurred in connection with the issuance of the bonds.

The loan agreements contain certain required deposits, payments and covenants, which include limitations on liens, incurrence of additional indebtedness, certain long-term debt service coverage ratios, occupancy percentage, property transfer restrictions, limitations on use to finance operating deficits, and various other covenants and restrictions. All such required deposits are shown as assets limited as to use under bond agreement and are pledged on the loans.

Security for the bonds consists of a pledge and assignment to the trustee of all rights, title and interest in and to The Presbyterian Homes, Inc., Glenaire, Inc. and The Presbyterian Homes Foundation, Inc.'s ("Obligated Group") promissory notes, which evidences the Obligated Group's obligation to repay the North Carolina Medical Care Commission ("Commission") dated July 15, 2015, April 1, 2016 and September 29, 2016. In addition, the Commission assigned to the Trustee its rights as beneficiary under the Obligated Group's deed of trust, which grants the trustee first priority deed of trust on the site and any buildings or improvements, and assigns its rights as a secured party with respect to its security interest.

The Series 2016 bonds maturing on or after October 1, 2024, 2025 and 2026, are subject to redemption by the Commission, at the direction of the Obligated Group, at an option of 102, 101 and 100% of par value, respectively. Additionally, the terms of the bonds maturing in 2031 and 2036 are subject to mandatory redemption without premium beginning in 2028 and 2032, respectively.

On June 28, 2018, The Presbyterian Homes, Inc. entered into a credit agreement with Branch Banking and Trust Company to finance the expansion and a renovation to the Wellness Center and Healthcare Center at River Landing at Sandy Ridge. The Entrance Fee Project loan, in the amount of \$20,426,000, will be used to finance a portion of the construction of 58 independent living units. The Construction Project Loan, in the amount of \$34,574,000, will be used to finance the costs of various expansion projects including a maintenance/transportation building; a clubhouse with dining facilities, meeting space, and a golf pro-shop; an expansion of the existing wellness space; and renovation of the existing healthcare center to convert the physical layout and spaces to the household model.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 4 - LONG-TERM DEBT (Continued)

It is forecasted that The Presbyterian Homes, Inc. and Glenaire, Inc. will finance the expansion and renovation with a hybrid of publicly offered bonds and a direct bank placement structure. The total projected cost is \$198,500,000 and it is forecasted that \$190,000,000 will be financed after a \$8,500,000 equity contribution. Projected entry fees from the expansion total \$85,000,000 and will be used to pay on the direct bank placement loan. The expansion consists of the construction of 192 independent living units, 38 units of assisted housing, a new adult day care center for seniors, and amenities associated with the new site. The renovation of the main community center will include the main dining room, auditorium, administrative offices and main rotunda.

Bonds payable to the North Carolina Medical Care Commission and Bank Qualified Debt as of October 1, 2019 are expected to be as follows:

<b>Series 2015</b>	
Fixed rate of 3.42% per annum due July 1, 2031	<u>\$10,372,739</u>
<b>Series 2016A</b>	
Variable rate swapped to fixed rate of 2.395% due April 1, 2027	<u>\$14,716,724</u>
<b>Series 2016B</b>	
Variable rate swapped to fixed rate of 2.176% due October 1, 2027	<u>\$40,279,538</u>
<b>Series 2016C</b>	
Term bonds at rates between 3 and 5% due October 1, 2037	<u>\$29,220,000</u>
<b>Entrance Fee Loan</b>	
Monthly LIBOR plus .95%	<u>\$20,426,000</u>
<b>Construction Loan</b>	
Forward rate swap agreement of 4.152% due July 1, 2035	<u>\$ 9,440,853</u>

NOTE 5 - NET ASSETS WITH DONOR RESTRICTIONS

Under the terms of the initial contributions that were used to establish the endowments, only the income earned by the assets may be spent. The Investment Committee of the Board of Governors may buy, sell or otherwise change investments, but all proceeds from any sale are required to be reinvested.

NOTE 6 - CURRENT ASSETS AND CURRENT LIABILITIES

Balances in receivables and other assets and payables and accrued expenses are based on balances at September 30, 2019, adjusted for increases in revenues and expenses.



**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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**NOTE 7 - PROPERTY AND EQUIPMENT**

The following table summarizes the activity related to property and equipment during the forecast period as follows (in thousands of dollars):

	2020	2021	2022	2023	2024
Beginning balance, cost	\$ 315,151	\$ 356,768	\$ 463,113	\$ 564,215	\$ 569,380
Purchases:					
Routine	7,412	8,133	6,102	5,165	4,430
Glenaire Projects	3,212	98,212	95,000	-	-
River Landing Projects	30,993	-	-	-	-
Property and equipment, cost	356,768	463,113	564,215	569,380	573,810
Accumulated depreciation	105,183	114,997	127,413	142,341	157,327
	<u>\$ 251,585</u>	<u>\$ 348,116</u>	<u>\$ 436,802</u>	<u>\$ 427,039</u>	<u>\$ 416,483</u>

**River Landing Projects**

The Presbyterian Homes, Inc. is in the process of expanding and renovating its River Landing at Sandy Ridge community. Its expansion plans include the addition of 17 three bedroom cottages, and 5 two bedroom cottages on approximately 13 acres of undeveloped land, 36 apartment homes with under building parking, which will consist of 24 two bedroom apartments, and 12 three bedroom apartments. Additionally, the expansion will include the addition of a maintenance facility for golf and grounds as well as vehicle storage, a clubhouse to include a dining venue and resident meeting space as well as an expansion and improvement of the existing resident wellness center. Also planned is the renovation of the health center into the household model of care with the addition of a healthcare dining venue and multi-purpose resident space. Construction is estimated to be completed in December 2020.

Expected completion dates:

Maintenance Building	January 2019
Cottages	December 2019
Apartments	April 2020
Clubhouse	March 2020
Healthcare Renovation	December 2020

The expansion and renovations that was financed, was \$55,000,000, after a \$4,500,000 projected equity contribution. Project costs were financed with taxable bank debt financed over a 30-year period with a 2-year construction period of interest only, followed by a 10-year term. The projected interest rate is 5%. The \$59,500,000 total project costs include design, engineering, marketing, construction and other development costs related to the project.

The Presbyterian Homes has contributed equity to the project through the purchase of an approximate 10-acre tract of land for the 22 independent living cottages and another 3-acre tract of land for the maintenance building. This equity contribution totals approximately \$950,000. It is also assumed that any costs incurred above \$55,000,000 will be in the form of an equity contribution to the project. This equity contribution comes from reserves of the Organization.

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 7 - PROPERTY AND EQUIPMENT (Continued)

Project costs:

Land	\$	950,000
Construction and Site Work cost, related to the project		48,196,623
Contingency		6,119,662
Architectural and Engineering expenses		2,514,099
Furniture, Fixtures and Equipment		1,621,905
Permits, Surveys and Other expenses		20,793
Miscellaneous		76,918
		<u>\$ 59,500,000</u>

**Glenaire Projects**

Glenaire, Inc. and The Presbyterian Homes, Inc. plans to expand its Glenaire campus by adding 192 independent living apartments, 38 units of assisted housing (Multi-unit Assisted Housing with Services) and a new Adult Day Care Center for seniors, which is a relocation of our existing center. This expansion would be located across the street at 960 Kildaire Farm Road. Amenities such as resident services, environmental services, dining services, maintenance and marketing along with the spaces for each will be provided at this new site. In addition to the expansion of the campus, Glenaire is planning a renovation to the main community center of its existing buildings, which will include the main dining room, auditorium, administrative offices and main rotunda. At this time in our planning, we estimate the total cost of all these projects to be approximately \$190,000,000. The expansion apartments will consist of 28 two bedroom units, 94 two bedroom units with den; 50 two bedroom with den deluxe units; 18 three bedroom units; and 2 units with approximately 2,700 square feet. Construction is estimated to begin in January 2020 and take 22 months to complete.

The expansion and renovations that will be financed, are expected to cost \$190,000,000, after a \$8,500,000 projected equity contribution. Project costs are to be financed with a hybrid of publicly offered bonds and a direct bank placement structure. The \$198,500,000 total project costs include design, engineering, marketing, construction and other development costs related to the project.

The Presbyterian Homes has contributed equity to the project through the purchase of an approximate 10-acre tract of land. This equity contribution totals approximately \$8,500,000. It is also assumed that any costs incurred above \$190,000,000 will be in the form of an equity contribution to the project. This equity contribution comes from reserves of the Organization.

Project costs:

Land	\$	8,500,000
Construction and Site Work cost, related to the project		161,000,000
Contingency		8,050,000
Architectural and Engineering expenses		6,675,000
Furniture, Fixtures and Equipment		11,897,000
Permits, Surveys and Other expenses		2,222,000
Miscellaneous		156,000
		<u>\$ 198,500,000</u>

**THE PRESBYTERIAN HOMES, INC. AND ITS COMBINED AFFILIATES**  
**Summary of Significant Accounting Policies and Assumptions**

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NOTE 8 - EXPENSES BY NATURE AND FUNCTION

Expenses by nature and functions (excluding depreciation and amortization, bond and note interest) consist of the following for the forecasted periods:

	2020	2021	2022	2023	2024
Salaries and wages	\$ 29,463	\$ 30,414	\$ 31,443	\$ 35,929	\$ 38,240
Payroll taxes and employee benefits	6,333	6,538	6,759	7,723	8,220
Supplies	2,044	2,110	2,182	2,493	2,653
Contracted outside services	1,376	1,421	1,469	1,678	1,786
Raw food and nourishments	3,911	4,037	4,174	4,769	5,076
Repairs and maintenance, equipment	331	342	353	404	430
Repairs and maintenance, buildings	1,019	1,052	1,087	1,242	1,322
Repairs and maintenance, grounds	330	340	352	402	428
Gas	236	244	252	288	307
Electricity	1,427	1,473	1,522	1,740	1,851
Water	608	628	649	742	789
Telephone	201	207	214	245	261
Dues and subscriptions	157	162	168	192	204
Insurance, general	858	886	916	1,046	1,114
Printing	216	223	230	263	280
Promotions	252	260	269	308	327
Postage	57	59	61	69	74
Legal and accounting	187	193	200	228	243
Consultant's fees	532	549	568	649	691
Travel and seminars	277	286	295	337	359
Employee recruitment and retention	206	213	220	251	267
Meetings and special events	112	115	119	136	145
Purchased medical	2,388	2,388	2,388	2,388	2,388
Outside services	1,192	1,231	1,272	1,454	1,547
Rent, buildings and equipment	117	121	125	142	152
Miscellaneous	89	91	95	108	113
Total expenses by function	<u>\$ 53,919</u>	<u>\$ 55,583</u>	<u>\$ 57,382</u>	<u>\$ 65,226</u>	<u>\$ 69,267</u>

Expenses by function for the forecasted periods is expected to be utilized by nature as 40% for direct services and 60% for general and administration.

**Scotia Village**

A Division of The Presbyterian Homes, Inc.

**RESIDENCE AND CARE AGREEMENT**

THIS RESIDENCE AND CARE AGREEMENT (“Agreement”), is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between

resident(s) of \_\_\_\_\_ County, State of \_\_\_\_\_, hereinafter referred to as “Resident” (if husband and wife, or two other persons enter into this Agreement, the term “Resident” shall apply to them collectively unless the context otherwise requires) and THE PRESBYTERIAN HOMES, INC., a North Carolina non-profit corporation, hereinafter referred to as “PHI.”

**WITNESSETH:**

WHEREAS, PHI, is associated with the Synod of the Mid-Atlantic of the Presbyterian Church (U.S.A.) (the “Synod”) by a covenant relationship. The covenant relationship provides that the Synod on behalf of the church offers its encouragement in The Presbyterian Homes, Inc.’s ministry. The Presbyterian Homes, Inc. affirms its purpose and commitment to its mission of services to older adults on behalf of the church; and

WHEREAS, the Resident agrees to pay to PHI an initial entrance fee and other fees upon the terms and conditions as provided in this Agreement; and

WHEREAS, PHI, in consideration of the foregoing and the execution of this agreement by Resident, agrees that the Resident may occupy a Living Accommodation (as hereafter defined) for residential purposes only at the continuing care retirement community known as “Scotia Village” located at 2200 Elm Avenue, Laurinburg, North Carolina (hereafter "Scotia Village") and Resident may use and enjoy the facilities, programs and services provided at Scotia Village subject to the terms and conditions of this Agreement; and

WHEREAS, PHI is certified in the Medicare/Medicaid Programs, PHI reserves the right to withdraw from one or both programs if deemed advisable by PHI. Additionally, the provisions of this Agreement are subject to changes in State and Federal Law, as may be applicable.

NOW, THEREFORE, Resident and PHI agree as follows:

**1. ACCOMMODATIONS AND SERVICES**

Subject to the terms and conditions set forth in this Agreement including PHI’s right to change such Living Accommodation as provided herein, PHI agrees to provide the Resident the Living Accommodation, services and programs at Scotia Village described as follows:

(a) **Living Accommodation.**

Type: \_\_\_\_\_

Residence Number: \_\_\_\_\_

Description: \_\_\_\_\_

(b) **Utilities.** PHI will furnish heating, air conditioning, water, sewer, electricity, and trash removal to all Residents in apartment buildings and garden apartments. Residents in villas and single family homes will be responsible for the cost of heating, air conditioning, and electricity. The Resident is responsible for all television, telephone, and internet installation charges and all related monthly service charges (collectively “Communication Services”) whether provided by independent third party providers or provided by PHI on behalf of residents. If any Communication Services are provided by PHI on behalf of Resident, Resident agrees to pay PHI’s standard monthly service charges applicable for such services which Resident agrees are subject to adjustment from time to time. Any Communication Services not included within PHI’s standard package shall be the sole responsibility of Resident.

(c) **Furnishings.** PHI will provide standard flooring in the Living Accommodation, a television system, emergency signal equipment, and other fixtures and appliances as described in the literature published by PHI regarding Scotia Village. All other furniture and furnishings for the Living Accommodation shall be provided by the Resident.

(d) **Meals.** PHI will make available to Residents three nutritionally well-balanced meals each day. PHI provides a meal allowance of \$250 per month per Resident for residents in apartments, hybrid apartments, cottages and villas. This meal allowance is already included in the monthly service fee. The meal allowance will be charged based on meals consumed by the Resident at the current prevailing meal prices as published or posted for Residents. If Resident exceeds the meal allowance in any given month, the additional cost above the allowance will be added to Resident’s next monthly statement. Any allowance remaining at the end of the month is forfeited and cannot be carried over to subsequent months. Meals containing substitute or special diets will be provided when approved by the Resident’s physician. An extra charge may be made at PHI’s discretion for special dietary meals.

In the event the Resident resides outside PHI’s facilities for a period of fourteen (14) or more consecutive days, PHI shall provide a meal credit beginning with the 15<sup>th</sup> day. The amount of credit shall be determined by PHI.

(e) **Housekeeping Services.** PHI will provide housekeeping services such as vacuum cleaning, dusting, cleaning of baths and kitchens, and trash removal on a weekly basis.

- (f) **Laundry.** PHI will change Resident's bed and bath linens on a regular basis. Convenient laundry facilities will be provided free of charge for personal laundry.
- (g) **Maintenance and Repairs.** PHI will maintain and keep in repair the improvements, furnishings and equipment owned by PHI. The Resident will be responsible for the cost of repairing any damage to property of PHI caused by the negligence or other act of the Resident or any guest or invitee of the Resident, ordinary wear and tear excepted. Any structural or physical change or redecoration of any kind to the Living Accommodation will require the written approval of PHI.

The cost of any change, including any subsequent cost to return the Living Accommodation to its original condition in the event of such change, or cost of redecoration, will be paid by the Resident upon ten (10) days written notice. Any such improvement or change will be owned by PHI and will not be considered in determining the amount of any refund to the Resident upon termination of this Agreement.

- (h) **Groundskeeping.** PHI will furnish basic groundskeeping service for the grounds of Scotia Village, including lawn, tree, and shrubbery care. Subject to approval by PHI, Resident may plant and maintain certain areas designated by PHI for such purpose.
- (i) **Parking.** PHI will provide parking areas for the Residents' personal vehicle (limited to one vehicle for each individual Resident) and parking for guests.
- (j) **Common Facilities.** PHI will provide common facilities for the use and benefit of all Residents such as a central dining room, central kitchen, living room, post office, multi-purpose room, lounges, and sitting areas.
- (k) **Transportation.** PHI will provide limited local transportation for residents on a regular, scheduled basis. Certain charges may apply depending on the destination. Additional charges may be made for transportation for special, personal, or group trips.
- (l) **Activities.** Social, recreational, spiritual, educational, and cultural activities will be planned for the Residents.
- (m) **Nursing and Health Care.** PHI will provide nursing and health care for each Resident as follows:
  - (i) A Health Center will be provided for the benefit of the Residents. The Health Center will consist of accommodations, equipment, and staffing necessary for assisted living and skilled nursing care. PHI will use its best efforts to provide private accommodations when available when the Resident requires assisted living care. Depending on availability, private or semi-private

accommodations will be provided when the resident requires skilled nursing care. Notwithstanding the foregoing, PHI reserves the right from time to time to temporarily place Resident in reasonably comparable healthcare facilities outside of Scotia Village in the event either assisted living or skilled nursing accommodations are not currently available due to demand.

- (ii) A twenty-four (24) hour nursing staff will be maintained in the Health Center. The Health Center is staffed to provide general duty nursing care which means that nurses and other staff must attend to multiple residents with various needs. The nursing care is not intended to provide individual attention to any one specific Resident on a regular basis or for prolonged periods of time. The Resident, subject to approval of PHI, is responsible for acquiring (hiring, termination, and compensation) the assistance of private duty sitters or nurses if the Resident requires or prefers individual and/or full-time care and assistance. Private duty sitters, nurses, or other third parties hired by Resident must abide by all rules and regulations of PHI and PHI reserves the right to bar any such parties from PHI's facilities at any time.
- (iii) The overall coordination and provision of health care services by PHI will be provided by a Medical Director who will be a licensed physician selected by PHI.
- (iv) Charges for Health Care accommodations and services in this Paragraph shall be set forth in Paragraph 2(e) of this Agreement. Other health care services will be made available to the Resident at the Resident's expense including, but not limited to, pharmacy services, laboratory tests, physical therapy, occupational therapy, and rehabilitative treatments.
- (v) Scotia Village has open staff privileges and a Resident may select a duly licensed physician of their choice; however, a Medical Director is provided by the facility for those wishing to use their services. Resident is responsible for all charges for services provided by the Medical Director or any other physicians.
- (vi) Residents have the right by law (NC General Statute 90-21.16(6)) to elect the officially recognized "Do Not Resuscitate Order" as certified by the Resident's attending physician.

## 2. FINANCIAL ARRANGEMENTS

- (a) **Entrance Fee Options.** Resident agrees to pay PHI an Entrance Fee as a condition of becoming a Resident at Scotia Village. Resident shall choose one of the following options, amounts, and amortization schedules as to the Entrance Fee to be paid:

Entrance Fee Option	Amount of Entrance Fee	Amortization Schedule
1. Standard	\$ _____	2% per month for 48 months less a 4% non-refundable fee
2. 50% Refundable	\$ _____	2% per month for 23 months less a 4% non-refundable fee. Refund never less than 50%
3. 90% Refundable	\$ _____	1% per month for 6 months less a 4% non-refundable fee. Refund never less than 90%

Resident agrees to pay PHI an Entrance Fee deposit of \$ \_\_\_\_\_ which shall be ten percent (10%) of the required Entrance Fee as designated above. The Entrance Fee deposit will be due and payable upon signing of this Agreement. The balance of the Entrance Fee will be due and payable no later than ten (10) days prior to Residents projected Admission Date. Residents projected Admission Date is \_\_\_\_\_, 20\_\_\_\_. Resident must take occupancy of the Living Accommodation no later than **thirty (30)** days after the projected Admission Date.

- (b) **Monthly Charge**. In addition to the Entrance Fee and any other charges provided for under this Agreement, Resident agrees to pay a monthly charge during the term of this Agreement which shall be payable in advance by the 15<sup>th</sup> day of each month ("Monthly Charge"). As of the date of this Agreement, PHI projects that the Monthly Charge associated with the Living Accommodation will be approximately \$ \_\_\_\_\_ per month, and an additional \$ \_\_\_\_\_ per month if a second Resident occupies the Living Accommodation. The Monthly Charge may be adjusted by PHI prior to occupancy of the Living Accommodation by the Resident if changes in the projected costs of providing the services at Scotia Village so require. The Monthly Charge is also subject to change during the term of this Agreement as described in Paragraph 2(c) below.
- (c) **Adjustments in the Monthly Charge**. The Monthly Charge is assessed to provide the Living Accommodations, facilities, meals, programs and services described in this Agreement and is intended to meet the cost of insurance, maintenance, administration, staffing, and other expenses including debt service associated with the operation and management of PHI and Scotia Village. PHI shall have the authority to adjust the Monthly Charge from time to time during the term of this Agreement as PHI in its discretion deems necessary in order to reflect changes in the costs of providing the facilities, programs and services described herein consistent with operating on a sound financial basis and maintaining the quality of services called for herein. In the event that it should be determined that PHI is required to pay ad valorem taxes upon its property, the Monthly Charge may be adjusted to reflect the amount of such taxes. Any increase in the Monthly Charge may be made by PHI upon thirty (30) days written notice to the Resident. PHI shall have the right to adjust the Monthly Charge pursuant to this Agreement notwithstanding Resident's



voluntary or involuntary absence from the facility. In the event Resident resides outside of PHI's facilities for a period of fourteen (14) or more consecutive days, PHI shall provide credit for meals. The amount of credit shall be determined by PHI in its sole discretion.

(d) **Monthly Statement.** PHI will furnish the Resident with a monthly statement on or about the tenth of the month showing the total amount of fees and other charges owed by the Resident, which shall be payable by the 15<sup>th</sup> day of the month. PHI may charge interest at the rate of 1½% per month (18% APR) or the maximum annual rate as allowed by law on any unpaid balance owed by the Resident thirty (30) days after the monthly statement is furnished.

(e) **Health Center Fees and Charges**

(i) PHI shall establish and publish per diem rates for accommodations and services in the Health Center, such rates will take into account rates being charged in other comparable nursing centers and the costs of operation of Scotia Village.

(ii) If a Resident is transferred to the Health Center for nursing care, Resident shall continue to pay the Monthly Charge associated with the type of Living Accommodation described in Paragraph 1(a) of this Agreement for the first 14 days (whether or not consecutive) of occupancy (to be known as "grace days") in the Health Center each year (the term "year" as used herein means each applicable calendar year during the continuance of this Agreement). During such 14-day period ("grace days"), the Resident will not be required to pay a per diem charge for occupancy in the Health Center but shall pay for other services not normally covered by the Monthly Charge or by the per diem charge for Residents. Credit for any unused portion of the 14 "grace days" per year may not be carried forward to successive years. However, in those circumstances where Resident has insurance (including but not limited to Medicare) that will pay the per diem charge for occupancy in the Health Center, Resident shall first be required to use all applicable insurance benefits to satisfy the customary per diem charge for occupancy prior to the application of any grace days in any given year.

(iii) In the event that a Resident shall occupy an accommodation for nursing care within the Health Center for more than 14 "grace days" in any year, then upon the expiration of such 14 "grace days", Resident shall thereafter pay 80 percent of the amount of the published per diem rate for nursing care accommodation occupied by the Resident, plus charges for other services not included in such per diem rate. Following the 14 "grace days", the Resident shall have the option of surrendering the Living Accommodation, at which time the Monthly Charge shall be terminated. If the Living Accommodation is not surrendered, the Resident shall be responsible for both the Living Accommodation Monthly Charge and the applicable per diem rate for the nursing care accommodations.

The Resident shall have no right to occupy the Living Accommodation more than ninety (90) days after the expiration of the 14 “grace days” without the approval of PHI and Resident agrees to surrender the Living Accommodation to PHI upon request on or after such ninety (90) day period unless otherwise approved by PHI. If required to vacate the Living Accommodation, as determined in the sole discretion of PHI, Resident agrees to fully cooperate in relocating his/her personal property and effects from such residence. Should PHI subsequently determine upon the opinion of the Medical Director and the Executive Director of Scotia Village that Resident can resume occupancy in a residential living accommodation, the Resident will have priority to a comparable accommodation, as determined by PHI, as soon as it becomes available. When one of two Residents occupying the same Living Accommodation is transferred to the Health Center, the Resident remaining in the Living Accommodation shall continue to pay the Monthly Charge in effect associated with such Living Accommodation based on single occupancy.

- (f) **Non-Refundable Pet Fee.** Resident agrees to abide by Scotia Village’s rules and regulations concerning pets as amended or adopted from time to time. Resident agrees that if Resident is entitled to have a pet in their Living Accommodation and elects to do so, Resident agrees to pay PHI a \$500.00 **non-refundable** pet fee (“Pet Fee”) for purposes of refurbishing the Living Accommodation after termination of this Agreement. The Pet Fee shall be due and payable at the time Resident is required to pay the balance of their Entrance Fee.

### 3. **ADMISSIONS REQUIREMENTS**

A Resident will become qualified for admission to Scotia Village upon satisfaction of the following provisions:

- (a) **Age.** The admission requirements for residence at Scotia Village are nondiscriminatory except as to age, and Scotia Village is open to both married and single men and women of all races and religions and without regard to place of former residence. Admission is restricted to persons sixty-two (62) years of age or older, except that in the case of a married couple or roommates, one spouse / roommate must have attained the age of at least sixty-two (62) years old and the other spouse / roommate must have attained the age of at least fifty-five (55) years old.
- (b) **Personal Interview.** Resident agrees to interview with representatives of Scotia Village prior to consideration for residency at Scotia Village. Upon review of all information required to be furnished under this Agreement, additional personal interviews may be requested by PHI and Resident agrees to fully cooperate with PHI’s representatives and employees during such process.
- (c) **Application, Health History, and Financial Statement.** Resident shall submit within 30 days of execution of this Agreement for review by the Admissions

Committee appointed by PHI, an Application for Admission, a Personal Health History, and a Confidential Financial Statement, all on forms furnished by PHI. During the term of this Agreement, PHI reserves the right to require Resident and Resident agrees to provide PHI with an updated Confidential Financial Statement within 60 days upon written request, provided however, PHI will not require Resident to provide an updated Confidential Financial Statement more than one time in any 12 month period.

- (d) **Notification.** PHI shall review the Application for Admission, the Personal Health History, the Confidential Financial Statement, and the results of the personal interviews and will notify Resident whether Resident meets the admission requirements as determined in PHI's sole discretion. If Resident does not meet PHI's admissions requirements, this Agreement shall be null and void and Resident shall receive a refund of any Entrance Fee deposit previously paid.
- (e) **Health Requirements.** Prior to admission for residency at Scotia Village, Resident shall submit a report of a physical examination of the Resident made by a physician selected by the Resident within sixty (60) days of the projected occupancy date. Such report shall include a statement by such physician that the Resident is in good health and is able to take care of himself or herself in normal living activities. PHI may require the Resident to have another physical examination by the Medical Director or by another physician approved by PHI. The Resident shall be responsible for the costs of such physical examinations. If the health of Resident as disclosed by such physical examination differs materially from that disclosed in any Resident's Application for Admission or Personal Health History, PHI shall have the right to decline admission of the Resident and/or to terminate this Agreement, or at the discretion of PHI, permit Resident to take occupancy at Scotia Village in suitable accommodations to the needs of Resident.
- (f) **Financial Requirements.** The Resident must have assets and income which will be sufficient under foreseeable circumstances to pay the financial obligations of the Resident under this Agreement and to meet ordinary living expenses of the Resident. PHI may require the Resident to furnish current financial information at any time prior to occupancy.
- (g) **Representations.** The Resident affirms that the representations made in the Application for Admission, Personal Health History and Confidential Financial Statement are true, correct, and complete and will be relied upon by PHI as a basis for entering into this Agreement.

#### 4. TERMS OF RESIDENCY

- (a) **Rights of Resident.** The Resident has the right to occupy and enjoy the Living Accommodation described in Paragraph 1(a) of this Agreement subject to Resident's transfer to the Health Center pursuant to Paragraphs 2(e) and 5(a), or the termination

provisions of this Agreement, or any other term or condition of this Agreement. It is understood that this Agreement does not transfer or grant any interest in the real or personal property owned by PHI other than the right to use or occupy the Living Accommodation in accordance with the terms hereof. The Resident agrees that the rights of the Resident under this Agreement are subject to and subordinate to the rights of a lender under any mortgage or deed of trust now or hereafter executed by PHI or its affiliates creating a lien on any property of PHI.

- (b) **Rules and Regulations.** The Resident will abide by PHI's rules and regulations and such reasonable amendments, modifications, and changes of the rules and regulations as may hereafter be adopted by PHI in the exercise of its sole discretion. Resident acknowledges that PHI has a "Tobacco Free Campus Policy" which prohibits the use of tobacco products anywhere on PHI's campuses including Resident's Living Accommodation.
- (c) **Changes in Living Accommodations.** PHI has the right to change the Living Accommodation to meet the requirements of any applicable statutes, laws, rules or regulations. The Living Accommodation may not be used in any manner in violation of any zoning ordinances or other governmental law or regulation.
- (d) **Visitors.** Except for short term visitors or guests, no person other than the Resident may reside in the Living Accommodation without the written approval of PHI.
- (e) **Loss of Property.** PHI shall not be responsible for the loss of any property belonging to the Resident due to theft, mysterious disappearance, fire or any other cause. It is understood that the Resident will have the responsibility of providing any desired insurance protection covering any such loss.
- (f) **Occupancy by Two Residents.** In the event that two Residents occupy a Living Accommodation under the terms of this Agreement, upon the permanent transfer to the Health Center or the death of one such Resident, or in the event of the termination of this Agreement with respect to one of such Resident, the Agreement shall continue in effect as to the remaining or surviving Resident. The remaining Resident may request a transfer to another type of living accommodation, subject to availability, pursuant to Paragraph 5(e) of this Agreement. The remaining or surviving Resident will thereafter pay the Monthly Charge for one Resident associated with the independent Living Accommodation occupied by the Resident.
- (g) **Medical Insurance.** The Resident shall maintain Medicare Part A, Medicare Part B, and one supplemental health insurance policy or equivalent insurance coverage acceptable to PHI with evidence of such coverage to be provided to PHI upon execution of this Agreement and thereafter from time to time upon request.
- (h) **Marriage During Occupancy.** If a Resident while occupying a Living Accommodation marries another Resident or elects to share a Living

Accommodation with a person who is also a Resident, the two Residents may occupy the Living Accommodation of either Resident and shall surrender the Living Accommodation not to be occupied by them. No refund will be payable with respect to the Living Accommodation surrendered. Such Residents will pay the Monthly Charge for double occupancy associated with the Living Accommodation occupied by them. In the event that a Resident shall marry or elect to share a Living Accommodation with a person who is not a Resident of Scotia Village, the non-resident spouse/cohabitant may become a Resident if such spouse/cohabitant meets all of the then current requirements for admission to Scotia Village, enters into a then current version of the Residence and Care Agreement with PHI and pays an Entrance Fee in an amount determined by PHI in its discretion but in any event no more than two-thirds (2/3) of the then current Entrance Fee associated with the type of Living Accommodation to be occupied by the Resident and non-resident spouse/cohabitant. If the Resident's spouse/cohabitant shall not meet the requirements of Scotia Village for admission as a Resident, the current Resident may terminate this Agreement pursuant to Paragraph 7.

- (i) **Right of Entry**. Resident hereby authorizes PHI, including its employees and agents of Scotia Village, to enter the Living Accommodation for purposes of housekeeping, repairs, maintenance, inspection, and in the event of an emergency.

## 5. TRANSFER OR CHANGES IN LEVELS OF CARE

- (a) **Transfer to Health Center**. The Resident agrees that PHI shall have the authority to determine whether the Resident should be transferred from the Resident's Living Accommodation to the Health Center or from one level of care to another level of care within the Health Center. Such determination shall be based on the professional opinion of Scotia Village's Medical Director and the Executive Director of Scotia Village and shall be made only after consultation to the extent practical with the Resident, a representative of the Resident's family or the sponsor of the Resident, and Resident's attending physician.
- (b) **Transfer to Hospital or Other Facility**. If it is determined that the Resident needs care beyond that which can be provided by the facility and personnel of Scotia Village, the Resident may be transferred to a hospital, center or institution equipped to give such care, which care will be at the expense of the Resident. Such transfer of the Resident will be made upon orders from Scotia Village's Medical Director after consultation to the extent possible with the Resident, a representative of the Resident's family or the sponsor of the Resident, and the Resident's attending physician.
- (c) **Surrender of Living Accommodation**. If a determination is made by PHI that any transfer described in Paragraph 5(a) or 5(b) is permanent, the Resident agrees to surrender the Living Accommodation or the accommodation in the Health Center

occupied by the Resident upon 30 days prior written notice from PHI to Resident. If PHI subsequently determines upon the opinion of the Medical Director and the Executive Director that the Resident can resume occupancy in accommodations comparable to those occupied by the Resident prior to such transfer, the Resident shall have priority to such accommodations as soon as they become available.

- (d) **No Refund for Changes in Levels of Care.** Resident acknowledges and agrees that any transfer from one level of care to another within Scotia Village (including without limitation a transfer from Resident's current Living Accommodation to assisted or skilled nursing) shall not be deemed a termination of this Agreement nor entitle Resident to a refund or partial refund of their Entrance Fee.
- (e) **Requests for Moves Within Independent Living.** PHI will evaluate and consider a Resident's request to move from one Living Accommodation to another within Independent Living. The determination to allow a Resident to move is within the sole discretion of PHI.

## 6. RIGHT OF RESCISSION

- (a) **First Thirty Days.** Notwithstanding anything herein to the contrary, Resident may rescind this Agreement within thirty (30) days following the execution of this Agreement (the "Rescission Period"), in which event Resident shall receive a refund of any money paid to PHI except for any such other nonstandard charges the Resident and PHI agree in advance shall be nonrefundable. Resident acknowledges that he/she has received, prior to execution of this Agreement, a copy of Scotia Village's current Disclosure Statement that meets the requirements of Section 58-64-20, et seq. of the North Carolina General Statutes. Resident is not required to move into the Living Accommodation before the expiration of the Rescission Period. If Resident moves into the Living Accommodation during the Rescission Period and rescinds this Agreement during such thirty (30) day period, Resident will receive a refund of any money paid to PHI less a service charge as follows:
  - (i) **Entrance Fee.** Resident shall receive a refund of the Entrance Fee paid to PHI less a service charge as determined by PHI not to exceed the greater of one thousand dollars (\$1,000) or two percent (2%) of the Entrance Fee.
  - (ii) **Monthly Charge.** Resident's refund shall be further reduced by the prorated Monthly Charge applicable for the period Resident occupied his/her Living Accommodation.
  - (iii) **Nonstandard Costs.** Resident's refund shall be further reduced by any nonstandard costs, if any, specifically incurred by PHI at the request of Resident consistent with terms and conditions of this Agreement.

Any refund due under this paragraph 6(a), shall be paid within sixty (60) days of termination of this Agreement.

## 7. TERMINATION AND REFUND PROVISIONS

- (a) **Termination After Rescission Period, Prior to Occupancy.** This Agreement may be terminated by Resident at any time for any reason prior to Resident taking occupancy at Scotia Village and after the Rescission Period as set forth in Paragraph 6 by Resident giving written notice to PHI. This Agreement may be terminated by PHI at any time prior to the date that the Resident takes occupancy if PHI determines that the Resident does not meet the physical, mental, or financial requirements for admission. In the event of such termination, Resident shall receive a refund of the Entrance Fee paid by the Resident, less five percent (5%) of the total Entrance Fee as described in Paragraph 2(a) which is the nonrefundable portion of the Entrance Fee: However, if the Resident or the Resident's spouse or roommate dies prior to occupancy, or if on account of illness, injury, incapacity, or financial reversal is precluded from occupying the living accommodation, the contract is automatically terminated. In the event of such termination the full amount of the Entrance Fee paid will be refunded. Any refund due under this paragraph 7(a), shall be paid within sixty (60) days of termination of this Agreement.
- (b) **Termination During Residency Trial Period.** The first sixty (60) days of residency at Scotia Village will be considered to be on a trial basis. During such sixty (60) day period, the Resident will have the right to terminate this Agreement by giving PHI written notice of such termination and Resident shall receive a refund of the Entrance Fee paid less 4% thereof as a non-refundable fee. During such sixty (60) day period, PHI shall have the right to terminate this Agreement based on PHI's determination that Resident's physical or mental condition or emotional adjustment will not permit adaptation to the living environment at Scotia Village. In the event of such termination by PHI as previously described, PHI will refund the full Entrance Fee paid to PHI within sixty (60) days after the Living Accommodation has been vacated.
- (c) **Termination After Trial Period.** At any time after the expiration of the first sixty (60) days of residence at Scotia Village, the Resident may terminate the Agreement by giving PHI thirty (30) days prior written notice of such termination. In the event of such termination, the Resident may be entitled to receive a partial refund. Any partial refund shall be determined and paid as follows: Resident shall receive a refund in an amount equal to the Entrance Fee paid to PHI less the applicable Amortization percentage set forth in Paragraph 2(a) for the type of Entrance Fee Option selected by Resident thereof for each full calendar month or portion thereof which has elapsed from Resident's Admission Date to the effective date of termination and less four percent (4%) which is the nonrefundable portion of the Entrance Fee. For avoidance of doubt, all Entrance Fee refunds are calculated assuming and based upon full calendar months. Any portion of a

calendar month (whether relating to the month of Resident's Admission Date or the month of Resident's termination date of this Agreement) shall be deemed to be full and separate calendar months for purposes of calculating any Entrance Fee refund. The refund shall be made in accordance with the terms set forth in Paragraph 7(f) below. Subject to Paragraph 7(g), Residents who selected the 50% or 90% Refund Option shall receive a refund of no less than 50% or 90%, as applicable, of the Entrance Fee paid to PHI.

- (d) **Termination Upon Death.** This Agreement shall automatically terminate upon the death of the Resident, provided, however, in the event that two Residents occupy a Living Accommodation under the terms of this Agreement, the Agreement shall continue in effect as to the remaining or surviving Resident. A refund, if applicable, shall be determined in accordance with Paragraph 7(c) above and shall be paid to the Estate of the Resident in accordance with Paragraph 7(f) below.
- (e) **Termination By PHI.** PHI may terminate this Agreement at any time if there has been a material misrepresentation or omission made by the Resident in the Resident's Application for Admission, Personal Health History or Confidential Financial Statement; if a material change in the Resident's health takes place before occupancy (Admission Date); if the Resident fails to make payment to PHI of any fees or charges due Scotia Village within sixty (60) days of the date when due; if the Resident does not abide by the rules and regulations adopted by PHI as determined by PHI; or Resident breaches any of the terms and conditions of this Agreement. In the event of termination for any of such causes the Resident may be entitled to a partial refund of the Entrance Fee paid by the Resident determined in accordance and paid in the same manner as provided in Paragraph 7(c) above.
- (f) **Refund After Living Accommodation Reserved.** Any refund due the Resident under Paragraphs 7(c), 7(d), or 7(e) above will be made at such time as such Resident's Living Accommodation shall have been reserved by a prospective Resident and such prospective Resident shall have paid to PHI such prospective Resident's Entrance Fee. No interest shall be due or payable on any amount refunded pursuant to this Paragraph 7.
- (g) **Monthly Charge & Nonstandard Costs.** Resident's refund under Paragraphs 7(a) through 7(e) shall be reduced and offset by the amount of all unpaid Monthly Charges and other amounts due and owing PHI applicable for the period Resident occupied his/her Living Accommodation. Resident's refund shall also be reduced by any nonstandard costs, if any, specifically incurred by PHI at the request of Resident consistent with terms and conditions of this Agreement. Notwithstanding the termination of this Agreement, Resident (including a deceased Resident) shall be deemed to occupy their Living Accommodation so long as Resident's possessions remain in their Living Accommodation and Resident's Monthly Charge shall continue to accrue as normal. In the event of the death of a Resident, Resident's family or sponsor shall have no more than sixty (60) days to remove Resident's



possessions from the Living Accommodation.

- (h) **Condition of Accommodation.** At the effective date of termination of this Agreement, the Resident shall vacate the Living Accommodation and shall leave it in good condition except for normal wear and tear. The Resident shall be liable to PHI for any cost incurred in restoring the Living Accommodation to good condition, except for normal wear and tear, and such cost may at the election of PHI be offset against any refund due, if any.
- (i) **Additions and/or Renovations to Facility; Facility Closing.** From time to time, PHI may require additions and/or renovations to the Scotia Village facility. PHI will use reasonable efforts to minimize the disturbance to its residents, provided however, Resident agrees to cooperate with PHI in such efforts and if necessary relocate to substantially comparable living accommodations under the terms and conditions of this Agreement. In addition, if it shall become necessary to close or otherwise cease ordinary operations at the Scotia Village facility, as determined in the sole discretion of PHI's management, Resident agrees to allow PHI to relocate Resident to substantially comparable facilities managed by PHI within the same general locality and Resident agrees that this Agreement shall remain in full force and effect with respect to such continuing care retirement facility. Resident agrees that any transfer of residency under this paragraph 7(i) shall not cause a termination of this Agreement nor entitle Resident to a full or partial refund of their Entrance Fee.

## 8. FINANCIAL ASSISTANCE

- (a) **Policy.** PHI declares that it is the policy of PHI that this Agreement will not be terminated solely because of the Resident's financial inability to continue to pay the Monthly Charge or other charges payable hereunder by reasons of circumstances beyond the Resident's control, provided, however, this declaration shall not be construed as qualifying the right of PHI to terminate this Agreement in accordance with the terms hereof. In the event that a Resident presents facts which in the sole opinion of PHI justify special financial consideration, PHI will give careful consideration to subsidizing in whole or in part the Monthly Charge and other charges payable by the Resident hereunder so long as such subsidy can be made without impairing the ability of PHI to attain its objectives while operating on a sound financial basis. Any determination by PHI with regard to the granting of financial assistance shall be within the sole discretion of PHI as set forth under a separate written agreement between PHI and the Resident regarding such financial assistance. If PHI requests, Resident agrees to apply for Medicaid, public assistance, or any other reasonably available public benefit program to offset Resident's Monthly Charge or other charges payable hereunder.
- (b) **Endowment.** PHI has an endowment fund, the income of which will be used to assist Residents who would otherwise not be able to live at Scotia Village because of financial considerations. The income from such fund may be used for the purposes of

providing financial assistance in accordance with the provision of this section.

## 9. MISCELLANEOUS PROVISIONS

- (a) **Will, Durable Power of Attorney.** Resident is responsible for having made and executed a valid will providing for the distribution of his/her assets and personal effects, such will or other document of instruction shall include adequate provisions regarding proper burial or cremation. Resident shall notify the Executive Director of Scotia Village as to the name, address, and telephone number of his/her personal representative. Resident further agrees to execute a valid continuing durable Power-of-Attorney and a health care Power-of-Attorney. Resident shall notify the Executive Director as to the name, address, and telephone number of such designated Attorney(s)-in-Fact.
- (b) **Assignment.** The rights and privileges of the Resident under this Agreement to the facilities, services and programs of Scotia Village are personal to the Resident and may not be transferred or assigned by the Resident or otherwise. PHI reserves the right to transfer or assign this Agreement without the consent of Resident. Except as set forth herein, this Agreement shall bind and inure to the benefit of the successors and assigns of PHI and the heirs, executors, personal representatives, any Attorney - In-Fact, and administrators of the Resident.
- (c) **Management of Scotia Village.** The absolute rights of management of Scotia Village are reserved by PHI, its Board of Governors and its administrators as delegated by said Board of Governors. PHI reserves the right to accept or reject any person for residency. Residents do not have the right to determine admissions or terms of admission of any other Resident.
- (d) **Entire Agreement.** This Agreement constitutes the entire agreement between PHI and Resident relating to the subject matter hereof and supersedes all prior negotiations and agreements relative thereto. This Agreement may not be modified or amended except in writing signed by each of the parties. PHI shall not be liable or bound in any manner by any statements, representations or promises made by any person representing or assuming to represent PHI, unless such statements, representations or promises are set forth in this Agreement.
- (e) **Waiver.** Any provision herein may be waived only in writing signed by the party or parties against whom or which enforcement of such waiver is sought. The failure of either party at any time to require the performance by the other party of any provision shall in no way affect the full right to require such performance at any time thereafter, nor shall the waiver by either party of a breach of any provision be taken or held to be a waiver of any succeeding breach of such provision or a waiver of the provision itself or a waiver of any other provision of this Agreement.
- (f) **Guardianship.** If the Resident becomes legally incompetent, or is unable to properly

care for himself or herself or his or her property, and if the Resident has made no other designation of a person or legal entity to serve as his or her guardian, then the Resident hereby agrees that PHI or its designee may initiate legal proceedings relating to Resident's competence and may act as Resident's legal guardian when qualified according to law. Resident agrees to pay to PHI and its designee any attorneys' fees and other expenses incurred in connection with any such guardianship upon demand.

- (g) **Transfer of Property**. The Resident agrees not to make any gift or other transfer of property for less than adequate consideration for the purpose of evading the Resident's obligations under this Agreement or if such gift or transfer would render such Resident unable to meet such obligations.
- (h) **Attorney's Fees, Costs of Collection**. Resident acknowledges and agrees that he/she shall be obligated to reimburse PHI for all costs associated with collection of any charges or fees due pursuant to this Agreement, including the cost of reasonable attorney's fees incurred by PHI as allowed by applicable law.
- (i) **Savings Clause**. If any provision of this Agreement in any way contravenes the laws of any state or jurisdiction, such provision shall be deemed not to be a part of this Agreement in that jurisdiction and Resident agrees to remain bound by all remaining provisions. If any portion of this Agreement shall be deemed to be illegal or should it violate public policy, it is agreed that it shall be interpreted to be legally binding and enforceable to the maximum reasonable extent allowed by law.
- (j) **Survival**. The termination of this Agreement shall not affect the rights and remedies of PHI and the obligations of Resident under this Agreement incurred prior to such termination, all of the foregoing shall survive such termination including but not limited to all payment obligations of Resident.
- (k) **Governing Law; Venue**. This Agreement shall be governed by the laws of the State of North Carolina. Resident agrees that venue for any legal action or proceeding relating to this Agreement shall be solely in the state or federal courts sitting in Scotland County, North Carolina, and Resident hereby knowingly and voluntarily submits to the jurisdiction of each such court in any such action or proceeding.
- (l) **Notices**. Any notices, consents, or other communications to PHI or Scotia Village (collectively "notices") shall be in writing and addressed as follows:

The Presbyterian Homes, Inc.  
Attn: President  
2109 Sandy Ridge Road  
Colfax, NC 27235

The address of Resident for purposes of giving notice is the address appearing after

the signature of the Resident below prior to Resident taking occupancy of the Living Accommodation. Following occupancy, Resident's notice address shall be the address of the Living Accommodation as set forth in Paragraph 1(a).

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year above written.

**THE PRESBYTERIAN HOMES, INC.**

By: \_\_\_\_\_  
Executive Director of Scotia Village,  
an operating division of  
The Presbyterian Homes, Inc.

\_\_\_\_\_  
Witness

RESIDENT(S):

\_\_\_\_\_  
Print Name: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Current Address (Number and Street)

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone Number

# Exhibit D

THE PRESBYTERIAN HOMES, INC  
CONSOLIDATED BALANCE SHEET  
DECEMBER 31, 2019

## ASSETS

### CURRENT ASSETS:

CASH & SHORT-TERM INVESTMENTS	\$33,990,127
TRUSTEE HELD FUNDS REQUIRED FOR CURRENT LIABILITIES	1,021,028
ACCOUNTS RECEIVABLE	2,303,344
REFUNDABLE SALES TAX	1,087,504
INVENTORIES-OPERATING SUPPLIES	59,088
PREPAID EXPENSES	1,844,170

TOTAL CURRENT ASSETS 40,305,261

### OTHER ASSETS:

TRUSTEE HELD FUNDS: INTEREST & PRINCIPAL FUND	<u>3,351</u>
--	--------------

TOTAL TRUSTEE HELD FUNDS 3,351

CASH-MEMBERS DEPOSITORY ACCOUNTS	1,098
INVESTMENTS	115,253,607
DEFERRED EXPENSES	917,003
SWAP ASSET	-

TOTAL OTHER ASSETS 116,171,708

PROPERTY PLANT & EQUIPMENT 220,245,296

TOTAL ASSETS \$ 376,725,616

THE PRESBYTERIAN HOMES, INC  
CONSOLIDATED BALANCE SHEET  
DECEMBER 31, 2019

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES:

CURRENT MATURITIES OF LONG-TERM DEBT	\$ 7,033,855
ACCOUNTS PAYABLE	1,768,876
ACCRUED PAYROLL	748,065
ACCRUED PERSONNEL COSTS AND WITHHOLDINGS	988,908
ACCRUED INTEREST PAYABLE	<u>465,699</u>

TOTAL CURRENT LIABILITIES 11,005,403

LONG-TERM DEBT

LONG-TERM DEBT 130,075,270

TOTAL LONG-TERM DEBT 130,075,270

DEFERRED REVENUE AND OTHER LIABILITIES:

REFUNDABLE ENTRY FEES	53,164,982
NONREFUNDABLE ENTRY FEES	34,322,095
MEMBERS DEPOSITORY ACCOUNTS	1,098
SWAP LIABILITY	3,177,176
RESERVE PAL	<u>1,429,314</u>

TOTAL DEFERRED INCOME AND  
OTHER LIABILITIES 92,094,665

FUND BALANCE:

RESTRICTED - ENDOWMENT	304,407
RESTRICTED	3,185,630
UNRESTRICTED	<u>140,060,241</u>

TOTAL FUND BALANCE 143,550,278

TOTAL LIABILITIES AND  
FUND BALANCE \$ 376,725,616

THE PRESBYTERIAN HOMES, INC.  
STATEMENT OF REVENUE & EXPENSES  
FOR THE TWO MONTH PERIOD ENDED DECEMBER 31, 2018

REVENUE:	
SERVICE FEES-RESIDENTIAL	7,274,425
SERVICE FEES-ASSISTED LIVING	1,995,576
SERVICE FEES-NURSING	4,668,052
ADULT DAY CARE	36,998
DINING SERVICE REVENUE	101,226
REIMBURSED MEDICAL	664,280
BEAUTY SHOP	19,053
OTHER	375,490
TOTAL OPERATING REVENUE	<u>15,135,100</u>
EXPENSES:	
ADMINISTRATION	3,183,030
RESIDENT SERVICES	203,500
WELLNESS	150,919
ENVIRONMENTAL SERVICES	673,775
DINING SERVICES	2,014,364
MAINTENANCE	1,528,043
GOLF COURSE / GROUNDS	210,834
NURSING	4,182,517
ADULT DAY CARE	40,035
PURCHASED MEDICAL SERVICES	605,437
MARKETING	465,912
BEAUTY SHOP	11,692
OTHER	58,769
TOTAL OPERATING EXPENSES	<u>13,328,827</u>
OPERATING INCOME (LOSS)	<u>1,806,273</u>
NONOPERATING REVENUE (EXPENSES)	
AMORTIZED ENTRY FEES	2,301,972
DIVIDEND AND INTEREST INCOME	1,855,362
DEPRECIATION AND AMORTIZATION	(1,993,544)
CONTRIBUTIONS	282,333
INVESTMENT INCOME - REALIZED GAINS (LOSSES)	294,449
INVESTMENT INCOME - UNREALIZED GAINS (LOSSES)	3,708,364
BOND AND NOTE INTEREST	(728,102)
INTEREST RATE SWAP ACTIVITY	(1,662,653)
OTHER	117,281
TOTAL NONOPERATING REVENUE (EXPENSE)	<u>4,175,462</u>
EXCESS (DEFICIT) OF REVENUE OVER EXPENSES AND NONOPERATING INCOME (EXPENSE)	<u><u>\$ 5,981,735</u></u>



THE PRESBYTERIAN HOMES, INC  
CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE THREE MONTH PERIOD ENDED DECEMBER 31, 2019

CASH FLOWS FROM OPERATING ACTIVITIES	
OPERATING INCOME (LOSS)	\$ 1,806,273
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:	
ADVANCE FEES RECEIVED, NET OF REFUNDS	10,570,055
NET CHANGE IN TRUSTEE HELD FUNDS REQUIRED FOR CURRENT LIABILITIES	335,229
BOND AND NOTE INTEREST	(728,102)
CHANGE IN WORKING CAPITAL COMPONENTS:	
(INCREASE) DECREASE IN:	
TRADE AND OTHER RECEIVABLES	(24,140)
OTHER ASSETS	(392,338)
INCREASE (DECREASE) IN ACCOUNTS PAYABLE AND ACCRUED EXPENSES	<u>(8,719,790)</u>
<b>NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>	<u>2,847,187</u>
 CASH FLOWS FROM INVESTING ACTIVITIES	
PAYMENTS FOR PROPERTY AND EQUIPMENT	(6,647,075)
DIVIDEND AND INTEREST INCOME	1,855,362
PROCEEDS FROM SALE OF PROPERTY AND EQUIPMENT	800
NET CHANGE IN INVESTMENTS	(1,908,855)
NET CHANGE IN TRUSTEE HELD FUNDS	18,447
CONTRIBUTIONS	<u>282,333</u>
<b>NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES</b>	<u>(6,398,988)</u>
 CASH FLOWS FROM FINANCING ACTIVITIES	
NET, PRINCIPAL RECEIPTS (PAYMENTS) ON LONG-TERM BORROWINGS	9,085,060
OTHER, NET	<u>116,481</u>
<b>NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES</b>	<u>9,201,541</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<u>5,649,740</u>
 CASH AND CASH EQUIVALENTS:	
BEGINNING	<u>28,340,387</u>
ENDING	<u>\$ 33,990,127</u>

## THE PRESBYTERIAN HOMES, INC.

### Non-Conflict of Interest Statement

Except with the prior approval of the Board of Governors of The Presbyterian Homes, Inc., no Trustee or Director of an operating division or affiliate of The Presbyterian Homes, Inc. or a member of the Board of Governors of The Presbyterian Homes, Inc. shall perform for any personal gain or remuneration services for The Presbyterian Homes, Inc. or any of its operating divisions or affiliates, directly or indirectly, as a principal, employee, consultant or in any other capacity which promises compensation of any kind.

Except with the prior approval of the Board of Governors of The Presbyterian Homes, Inc., no Trustee or Director of an operating division or affiliate of The Presbyterian Homes, Inc. or a member of the Board of Governors of The Presbyterian Homes, Inc. shall have any beneficial interest in or substantial obligation to any supplier of goods and services to The Presbyterian Homes, Inc. or any of its operating divisions or affiliates.

Except with the prior approval of the Board of Governors of The Presbyterian Homes, Inc., no Trustee or Director of an operating division or affiliate of The Presbyterian Homes, Inc. or, Trustee or Director of The Presbyterian Homes, Inc. shall accept any gift, entertainment, service, loan or promise of future benefit its from any persons who may either personally or whose employees might benefit or appear to benefit it from such Board of Trustees or Board of Governors connection with The Presbyterian Homes, Inc. or any of its operating divisions or affiliates.

This policy statement is not intended to apply to gifts and/or similar entertainment clearly of nominal value that are unquestionably in keeping with good business ethics and do not obligate the recipient.

Any matter or question of interpretation that arises relating to this policy shall be referred to the Board of Governors of The Presbyterian Homes, Inc. for a decision. Prior to obtaining the approval of the Board of Governors of The Presbyterian Homes, Inc. of a matter described herein, full disclosure of all particulars relating to the matter under consideration shall be made. All parties interested in the matter under consideration shall not participate in or be present during the deliberations of the Board of Governors concerning the matter under consideration, and shall abstain from voting on such matter.

I have read the foregoing non-conflict of interest statement and agree to abide by it.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# **THE PRESBYTERIAN HOMES, INC.**

## **Policy of the Board of Governors Regarding Decision Making, Ethics and Conflicts of Interest**

### **Decision Making**

- Board members should respect the orderly process by which recommendations for discussion and action flow from established committees to the Executive Committee for review and referral, as deemed appropriate, to the Board;
- Board members should, in turn, direct information coming to them and their own initiatives to either the President for immediate action or to the proper committees for consideration;
- Board members should keep in mind at all times the fiduciary nature of their roles and the obligations to treat all matters of Board business with discretion and confidence;
- Board members should endeavor to make policy decisions only after being fully informed and after discussion and debate has occurred;
- Board members should never surrender independent judgment to that of other individuals or special interest groups;
- Board members should focus on policy issues alone, refraining from delving into operational matters entrusted to the President and the management team;

### **Ethics**

- Board members should ensure that their own decisions and actions and those of The Presbyterian Homes, Inc. are consistent at all times with the highest principles of ethical conduct; this includes the obligation to report instances of perceived misconduct or otherwise unethical or illegal conduct.;

### **Conflicts of Interest**

- Board members should indicate annually by their signature that they are personally in compliance with non-conflict of interest principles and practices;

- Board members should avoid being placed in positions of conflict of interest, yet whenever the potential for such occurs, actual or perceived, it should be disclosed and resolved;
- Board members should seek guidance from other Board members in regard to potential or self-perceived conflicts of interest;
- Board members should never use their position for personal gain or benefit.

### **Orientation**

- Board members will take part in the orientation process after which time said individual has been nominated and approved by trustees. The President will provide the orientation to include but not be limited to: introduction to The Presbyterian Homes, Inc., the four communities it manages, by-laws, mission, PHI and the retirement communities foundations, financials and staff.

### **Education**

- Board members will take part in annual educational sessions to ensure members are made aware of the current industry trends, opportunities and challenges.

### **Exit Surveys**

- Board members will be provided with exit interview survey upon completion of their term to evaluate Board effectiveness, efficiency and processes.