

SOUTHMINSTER, INC.

DISCLOSURE STATEMENT

March 1, 2021

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 30, 2022.
- * 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.

Southminster, Inc.
8919 Park Road
Charlotte, North Carolina 28210

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March 1, 2021

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DISCLOSURE STATEMENT

SOUTHMINSTER, INC.

I. INTRODUCTION AND INFORMATION

A. Narrative Description of the Organization and its Operations

Southminster, Inc. (“Southminster”) is a corporation established to construct and operate a continuing care retirement community (the “community”) located at 8919 Park Road, Charlotte, North Carolina 28210, with mailing address and additional contact information as follows:

Southminster, Inc.	Telephone Number: (704) 551-6800
8919 Park Road	Fax Number: (704) 551-6868
Charlotte, NC 28210	Marketing Office: (704) 554-0141

B. Facilities of Southminster, Inc.

Southminster is a single-site facility located on a 27-acre tract at 8919 Park Road, Charlotte, NC 28210. Independent Living residences at Southminster consist of 29 one-story duplex/triplex cottages, a main building housing 210 apartments (two of which are used as guest rooms), the 30-unit South Terraces, and a newly opened “North Terraces” project containing 36 homes. The main building also includes dining rooms, the main kitchen, common rooms for activities and social interactions, a library, wellness and aquatic center, administrative offices, underground parking, and all the necessary support service areas for the normal functioning of the community (e.g., maintenance, housekeeping, resident storage spaces). Southminster has combined some Residences in its original building to make larger Residences and continues to look for opportunities to do so.

Southminster’s replacement Health Center is housed in its main building and includes 25 assisted living licensed beds (all private) and 60 nursing licensed beds (now all private). Southminster has completed construction of its replacement health center, as well as the second phase of independent living referred to as the “North Terraces”. See further discussion of this project in Section VI.C., Campus Expansion.

C. Affiliations

1. Sponsors of Southminster, Inc.

Southminster was founded by and continues to have an affiliation with:

Christ Episcopal Church
1412 Providence Road
Charlotte, NC 28207

Myers Park Baptist Church
1900 Queens Road
Charlotte, NC 28207

Southminster is the direct product of the interest of these two churches and their concern for providing a retirement alternative for members of their congregations and other seniors in the Charlotte area. The initial funds used for start-up related costs were raised primarily from the membership of these two churches.

One associate minister from each of the two sponsoring churches serve on Southminster's Board of Directors as ex officio members, with full voting rights. Although the Directors need not be members of one of the sponsoring churches, the Board's intention is to have not more than three non-members serving on the board, and the governing bodies of the two churches must ratify those individuals nominated to serve as Directors.

The sponsoring churches have no responsibility for the financial and contractual obligations of Southminster, Inc.

2. Trade Associations

Southminster is a member in good standing of LeadingAge and its state chapter, LeadingAge NC.

D. Accreditation and Licensure Authority

Southminster is fully authorized to operate in North Carolina. The independent living component of the community is regulated by the North Carolina Department of Insurance in accordance with Chapter 58, Article 64 of the General Statutes of the State of North Carolina.

The Assisted Living part of the community consists of 25 Adult Care Beds. The Skilled Nursing part of the community consists of 60 Skilled Nursing Beds. The Department of Health and Human Services issues an annual combined license through the Division of Health Service Regulation. Southminster operates a licensed Homecare Agency through the Division of Health and Human Services. The Division

of Health Service Regulation annually renews Homecare Services, Nursing Care and In-home Aide services.

Southminster is fully licensed and authorized to operate under the full continuum of care services as published in this Disclosure Statement (refer to Section III below).

E. Legal Description

Southminster, Inc. is a non-profit corporation organized under the laws of the state of North Carolina. Directors serve on a non-paid basis and have no ownership relationship with the Corporation. There are no stockholders. The Corporation is exempt from the payment of federal income tax under the provisions of Section 501(c)(3) of the Internal Revenue Code and is classified as a public charity under Section 509a(1) of the Internal Revenue Code.

F. Identification and Background of Officers and Directors of Southminster

The names, business addresses, and professional occupations of the Officers and Directors of Southminster, Inc. (as of February 22, 2021) are listed as follows:

OFFICERS OF THE CORPORATION

<i>OFFICE</i>	<i>NAME AND ADDRESS</i>	<i>PROFESSIONAL AFFILIATION</i>
<i>Chairman of the Board</i> <i>Board Member</i>	<i>Mr. Joseph B. C. Klutz</i> 2900 Saint Andrews Lane Charlotte, NC 28205 704-332-6880	Retired Partner K&L Gates, LLP
<i>Vice Chair, Treasurer</i> <i>Board Member</i>	<i>The Reverend Robin Coira</i> 6928 Chatford Lane Charlotte, NC 28210 704-552-2652	Retired, Executive Minister Myers Park Baptist Church
<i>Vice Chair, Secretary</i> <i>Board Member</i>	<i>Mr. Charles H. Conner, Jr.</i> 1546 High Street Charlotte, NC 28211 704-577-2682	Retired Investment Banker
<i>Vice Chair</i> <i>Board Member</i>	<i>Mrs. Susan R. Salvin</i> 1819 Queens Road Charlotte, NC 28207 704-332-6919	Salvin Dental Specialties, Inc.
<i>Vice Chair</i> <i>Board Member</i>	<i>Dr. Paul Tolmie</i> 2300 Sherwood Avenue Charlotte, NC 28207 704-342-4025	Periodontist Charlotte Perio

President and Chief Executive Officer Staff Member	Mr. Benjamin A. Gilchrist 8919 Park Road Charlotte, NC 28210 704-551-7101	President and Chief Executive Officer, Southminster, Inc.
Assistant Secretary Staff Member	Mrs. Mary Cooper 8919 Park Road Charlotte, NC 28210 704-551-7118	Chief Operating Officer, Southminster, Inc.
Assistant Treasurer Staff Member	Mrs. Kenda M. Laughey 8919 Park Road Charlotte, NC 28210 704-930-7105	Chief Financial Officer, Southminster, Inc.

BOARD OF DIRECTORS ROSTER

<i>CLASS</i>	<i>NAME AND ADDRESS</i>	<i>PROFESSIONAL AFFILIATION</i>
Ex Officio	Rev. Joseph Aldrich Myers Park Baptist Church 1900 Queens Road Charlotte, NC 28207 704-334-7232	Associate Minister, Myers Park Baptist Church
2022	Mrs. Suzanne G. Bledsoe 1437 Myers Park Drive Charlotte, NC 28207 704-365-3556	Private Wealth Advisor, Merrill Lynch
Chair Emeritus (Non-voting)	Mr. H. Tate Bowers 8919 Park Road, Apt. 3021 Charlotte, NC 28210 980-201-5931	Chief Executive Officer, Bowers Fibers, Inc.
Chair Emeritus (Non-voting)	Mr. Richard N. Brigden 8919 Park Road, Apt. 277 Charlotte, NC 28210 704-551-6977	Retired Chief Financial Officer, Ruddick Corporation
Founding Director (Non-voting)	Mr. R. Stuart Dickson 8919 Park Road, Apt. 7011 Charlotte, NC 28210 704-930-7241	Retired Chairman of the Board, Ruddick Corporation; Chairman of the Board, Dickson Foundation
Ex Officio	The Rev. Lisa Saunders Christ Episcopal Church 1412 Providence Road Charlotte, NC 28207 704-714-6952	Associate Rector, Christ Episcopal Church
Chair Emeritus (Non-voting)	Mr. Robert D. Thomason 2129 Queens Road West Charlotte, NC 28207 704-904-2900	Owner/Pilot, Advantage Aviation, Inc.

2021	<i>The Reverend Robin Coira</i> 6928 Chatford Lane Charlotte, NC 28210 704-552-2652	Retired Executive Minister Myers Park Baptist Church
2022	<i>Mr. Charles H. Conner, Jr.</i> 1546 High Street Charlotte, NC 28211 704-577-2682	Retired Investment Banker
2023	<i>Mr. Larry J. Dagenhart</i> 8919 Park Road, Apt. 177 Charlotte, NC 28210 704-551-6877	Retired Managing Partner McGuire Woods
2023	<i>Mr. Frank L. Horne, Jr.</i> 4115 Silver Bell Drive Charlotte, NC 28236 704-661-8785	President Gas-Fired Products, Inc.
2021	<i>Mr. Joseph B. C. Kluttz</i> 2900 Saint Andrews Lane Charlotte, NC 28205 704-332-6880	Retired Partner K&L Gates, LLP
<i>Chair Emeritus</i> <i>(Non-voting)</i>	<i>Mrs. Hope Parrott</i> 1901 Sharon Lane Charlotte, NC 28211 704-366-6003	Community Volunteer
2023	<i>Judge Regan Miller</i> 2109 East 8 th Street Charlotte, NC 28204 704-333-1700	Retired Chief District Court Judge Mecklenburg County
2021	<i>Mrs. Susan R. Salvin</i> 1819 Queens Road Charlotte, NC 28207 704-332-6919	Salvin Dental Specialties, Inc.
2021	<i>Dr. Paul Tolmie</i> 2300 Sherwood Avenue Charlotte, NC 28207 704-342-4025	Periodontist, Charlotte Perio
2022	<i>Mr. Richard C. Welch</i> 8919 Park Road, Apt. 6017 Charlotte, NC 28210 704-930-7227	Retired Product Line Manager IBM World Trade Corporation
2023	<i>Ms. MaryAnn Largen</i> 2319 Selwyn Avenue Charlotte, NC 28207 704-564-8017	Pharmacist Partner, Med Emporium

NOTES RELATING TO “BOARD OF DIRECTORS ROSTER”

- The “Ex Officio” Directors are voting members serving on the Southminster, Inc. Board by virtue of their leadership positions as Clergy of Myers Park Baptist Church and Christ Episcopal Church.
- The “Founding Director” continues to serve on the Board as a non-voting member by virtue of the Board’s desire to show its respect and sincere appreciation for the leadership given by this individual at the inception and during the critical early years of Southminster’s existence.
- The “Chair Emeritus” Directors continue to serve on the Board as non-voting members in recognition of their years of service as members of the Board of Directors.

G. President and Chief Executive Officer

It is the intent of the Board of Directors of Southminster to have an experienced and professionally qualified Chief Executive Officer to be responsible for the daily operation of the facility. On May 1, 2019, Benjamin A. Gilchrist was appointed President and CEO by Southminster’s Board of Directors. This followed an extensive national search process managed by an executive recruitment firm, due to the retirement of the previous CEO, David F. Lacy.

Mr. Gilchrist has extensive experience working with non-profit retirement communities, as well as for-profit skilled nursing providers. Prior to being appointed as CEO at Southminster, Mr. Gilchrist served for seven years as Vice President of Operations at Friendship Senior Options, a non-profit provider of senior services and housing in Illinois. Prior to that Mr. Gilchrist served as President of Springfield Masonic Home, a non-profit CCRC in Springfield, Ohio and Vice President of Operations for Vrable Health Care Company in Columbus, Ohio, a for-profit provider of skilled nursing. Before that, Mr. Gilchrist served as Vice President of Health Care and Community Based Services at Maple Knoll Communities in Springdale, Ohio, a non-profit provider of senior services and housing. Mr. Gilchrist is a licensed Nursing Home Administrator in Ohio and served on the board of LeadingAge Illinois.

H. Conflict of Interest Clarifications

Southminster is not aware of any conflict of interest item relating to any of its officers or directors. There are no members of the Board of Directors that have, nor which have in these persons, a ten percent (10%) or greater interest in companies with which Southminster conducts business. The business associations that do exist between the Board’s officers and directors and Southminster are fully disclosed and do not adversely impact the Corporation.

I. Criminal Violation Statement

No officer or director has been involved in civil or criminal proceedings involving fraud, embezzlement, fraudulent conversion or misappropriation of property; none is subject to a currently effective injunction 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 matters arising out of the business of health care. There have been no actions affecting licenses to operate a foster care facility, nursing home, retirement home, home for aged, or facility subject to Article 64 or a similar law in another state, within the past five years.

J. Location and Description of Physical Property

(Refer to Section I.B. above for this information.)

K. Occupancy Data

As of January 31, 2021, there were 439 residents residing at Southminster.

II. POLICIES RELATING TO ADMISSIONS, CANCELLATIONS, & TRANSFERS

A. Admissions Requirements and Procedures

1. The Admissions Process

The future Resident will submit a completed Application for Admission, Personal Health History, and a Confidential Financial Statement or other evidence of sufficient financial means. At the time of receipt by Southminster of the admission documents described above, the Resident and Southminster will enter into a Residence and Services Agreement, and the Resident will be required to pay a reservation deposit equal to ten percent (10%) of the Entrance fee for the Residence selected and refund plan type selected. (Please see Section IV below for a schedule of entrance fees.) Final acceptance by Southminster and the right of the future Resident to receive services and to occupy a residence is contingent on the future Resident being finally approved by Southminster. The balance of the Entrance Fee is due when the resident is finally approved and takes financial responsibility for a residence.

As part of the admission process, all persons applying are interviewed by a representative from Southminster to ascertain the applicant's ability to live independently and to determine the level of support services that may be needed. The Chief Operating Officer and/or their designee will always be a part of this interview process. Upon review of the information outlined above, Southminster may request additional personal interviews and/or

documentation on items not satisfactorily covered in the application forms or on prior interviews.

2. *Health Criteria*

Southminster reserves the right to require the future Resident to have, at their expense, mental and physical examinations and tests, the purpose of which is to determine that the Resident is able to live independently within Southminster.

3. *Financial and Insurance Criteria*

As part of the application process, prospective residents will be asked to furnish information concerning net worth, income, and expenses. Full disclosure may not be required if other appropriate documentation of financial resources is supplied. In cases where the family may be providing support, financial disclosure by the family members may also be required.

As additional protection against future health care costs and as a condition for consideration for admission, the Resident will be expected to maintain Medicare Parts A and B and one supplemental health insurance policy or equivalent insurance coverage acceptable to Southminster.

Southminster also requires that each Resident maintain an insurance policy covering personal property and liability (including all motor vehicles kept on Southminster property) in minimum amounts recommended by Southminster policy. Each Resident is strongly encouraged to carefully consider his/her personal circumstances in deciding if limits higher than the minimum required by Southminster are appropriate.

4. *Age Requirements*

The requirements for admission to Southminster are non-discriminatory except as to age. Admission is restricted to persons sixty-two (62) years of age or older.

B. Rescission/Cancellation/Termination of Contract and Refund Provisions

1. Rescission

The Resident may rescind the Residence and Services Agreement within thirty (30) days of the later of the execution of this Agreement or receipt of the disclosure statement required by N.C.G.S. 58-64-20, and the Resident to whom the Agreement pertains will not be required to move to Southminster

before the expiration of the 30-day period. The Resident will receive a full refund of the Entrance Fee paid by the Resident within thirty (30) days of notice of rescission less any nonstandard charges and cancellation fees as set forth in the executed Residence and Services Agreement.

2. *Cancellation*

Prior to occupancy of a residence, the Residence and Services Agreement may be cancelled if Southminster denies admission to the Resident; if the Resident dies; if, on account of illness, injury, or incapacity the Resident is precluded from occupying a residence; or if Southminster notifies the Resident that the residence he or she reserved will not be available for occupancy. The Resident will receive a full refund of the Entrance Fee paid by the Resident within thirty (30) days of date of cancellation less any nonstandard charges as set forth in the executed Residence and Services Agreement.

3. *Termination Prior to Occupancy*

In addition to the rights for rescission and cancellation as described above, the Resident or Southminster may terminate the Residence and Services Agreement prior to occupancy of a residence. The Resident may terminate with thirty (30) days' notice for any reason other than those described for rescission or cancellation. Southminster may terminate with thirty (30) days' notice for just cause as described in the Residence and Services Agreement. Southminster may decide not to give thirty (30) days' notice if the Resident is determined to be a danger to him or herself or to others. In the case of a termination by the Resident or Southminster before occupancy that is not a rescission or cancellation, the Resident will receive a full refund of the Entrance Fee paid by the Resident within thirty (30) days of notice of termination, less a non-refundable fee (currently \$10,500), and less any nonstandard charges as set forth in the executed Residence and Services Agreement.

4. *Termination After Occupancy*

The Residence and Services Agreement will terminate upon the death of the last surviving Resident that was a party to the Residence and Services Agreement. The Resident may also terminate with thirty (30) days' notice for any reason. Southminster may terminate with thirty (30) days' notice for just cause as described in the Residence and Services Agreement. Southminster may decide not to give thirty (30) days' notice if the Resident is determined to be a danger to him or herself or to others.

The refund of the Entrance Fee will be an amount equal to (a) 50% of the full Entrance Fee if the Resident elected the Fifty Percent Refund Plan; or (b) 90% of the full Entrance Fee if the Resident elected the Ninety Percent Refund Plan; or (c) the full Entrance Fee less 5% of the Entrance Fee for each full calendar month or portion thereof that has elapsed from the date of occupancy to the effective date of termination if the Resident elected the Standard Plan. After twenty (20) full or partial months of occupancy, no refund of the Entrance Fee will be available to the Resident who elected the Standard Plan. Under the Ninety Percent and Fifty Percent Refund Plans, the refund will amortize at the rate of 5% monthly until either the 90% or 50% level is reached, after which the 90% or 50% refund will be allowed.

Refunds are made only upon the total withdrawal or move-out by the Resident from Southminster, whether voluntarily, forced, or by death. There is no refund upon the permanent transfer of the Resident to the Health Center. Similarly, there is no partial refund upon the move or transfer to a Residence with a lesser entrance fee. The refund in the case of couples will only be triggered by the death or withdrawal of the surviving spouse.

Any refund due the Resident will be made only after the Resident's accommodation becomes reserved by a substitute Resident and the substitute Resident has made the full Entrance Fee payment to Southminster.

Any refund due the Resident shall be offset by the amount of any accrued but unpaid Monthly Service Fees or other charges, including accrued interest thereon, due from the Resident.

5. Other Conditions Relating to Termination

At the effective date of termination of the Residence and Services Agreement, the Resident, appropriate family member, or person possessing documented power of attorney status shall vacate the Residence and leave it in good condition, normal wear and tear excepted. The Monthly Service Fee will continue to be billed until the Residence is totally vacated. If the Residence is vacated for any reason other than by death or the permanent transfer of the resident to the Health Center, an advance notice of thirty (30) days is required. Without such advance notice, an additional thirty (30) days' billing will automatically be due, regardless of the date the Residence is completely vacated. On-site storage is not available. The Resident will be liable to Southminster for any costs incurred to restore the Residence and its furnishings to good condition, normal wear and tear excepted or for removal or storage of items in a vacated Residence that have not been removed as required.

6. "Occupancy" Defined

For purposes of the above sections, "occupancy" is the mutually agreed-upon date when Southminster's obligation to provide services begins, when Southminster provides an accommodation to the Resident, and when the resident's obligation to pay for services begins.

7. Continuation of Payments

Except as described in the Residence and Services Agreement or by Southminster policy, residents are required to continue to pay Monthly Service Fees related to the residence until such residence is vacated. Monthly Service Fees are also payable even though the resident may be away from the residence for any reason, including a temporary stay in a different accommodation at or outside Southminster.

C. Policies and Procedures Relating to Moves and Transfers

1. Transfers between Independent Living Residences

Transfers between independent living Residences are generally allowed subject to Southminster approval, subject to availability of the desired accommodation, and subject to the priority of the request as determined by Southminster. Where transfers are allowed, the following restrictions and conditions apply (these restrictions and conditions may be changed with future changes in policy):

- (a) **All requests for transfer must be submitted in writing and dated.** The request must also include the specific type of Residence desired.
- (b) Transfer requests due to acute physical, mental, financial and mobility problems may be given priority over all other requests for transfer regardless of date of the request. Determination of the severity of the conditions, which give rise to the transfer request, will be made by the management of Southminster.
- (c) There may be a charge for all voluntary in-house transfers. Such charge may include the full costs to prepare the Residence being vacated and the new Residence to move-in condition. The exact amount may vary depending on the circumstances of the move and the amount of refurbishing necessary. Southminster reserves the right to waive or modify such transfer charges.
- (d) When transferring to a same or "lesser priced accommodation", entrance fees and refund provisions relating thereto will not be affected. If requesting transfer to a residence with a lower entrance fee, no refund will be given. "Lesser priced accommodation" shall be defined as a residence with a lower

current Entrance Fee than the original Entrance Fee paid for the residence being vacated.

- (e) When transferring to a “higher priced accommodation”, an additional entrance fee will be required to be paid prior to move-in to the new residence. Current policy states that for residents requesting a transfer after 60 months of occupancy, a “Higher priced accommodation” shall be defined as a residence with a higher current Entrance Fee than the current Entrance fee of the residence being vacated, and the amount due of this extra entrance fee will be the difference between the current published entrance fee of the new accommodation less the current published entrance fee of the residence being vacated. For residents requesting a transfer within the first 60 months of occupancy, a “Higher priced accommodation” shall be defined as a residence with a higher current Entrance Fee than the original Entrance fee paid on the residence being vacated, and the amount due of this extra entrance fee will be the difference between the then (the time of move-in) entrance fee for the Residence being vacated and the current entrance fee of the new Residence being moved into. A change in type of entrance fee (the standard vs. the Fifty Percent (50%) or Ninety Percent (90%) plans) is generally not available because of differences in the amortization and refund provisions of the two plans. The additional entrance fee paid will be added to the original entrance fee and amortized for refund purposes from the same date as the original entrance fee.

2. Permanent Transfers to the Health Center

If a determination is made by the Chief Operating Officer, in consultation with the President/CEO, other healthcare professionals, and the Resident’s family that a transfer to the Health Center or to a hospital likely will be permanent in nature, the Resident hereby agrees to surrender his/her rights and use of the independent living Residence or Health Center accommodations, as the case may be, previously occupied by the Resident. If, however, the Chief Operating Officer subsequently determines that the Resident can resume occupancy in accommodations equivalent to those previously occupied by the Resident, the Resident shall have priority to such accommodations as soon as they become available, with no additional Entrance Fee.

3. Transfers in the Health Center

Transfers and assignment of rooms in the Health Center will be controlled by the level of care needed by the Resident. Requests for transfers must be addressed to the Chief Operating Officer. If the transfer is initiated by the Resident, the transferring Resident will be responsible for the charges for refurbishment of the accommodations being vacated.

D. Marriages

If a resident marries someone other than another resident, Southminster will admit the spouse to residence so long as he/she meets the requirements for entry, enters into a Residence and Services Agreement, and pays the second person entrance fee as specified in the Agreement. The Monthly Service Fee will change to reflect the second person rate and the size of Residence occupied. Should the new spouse not meet the requirements for residency, the original resident may terminate the Residence and Services Agreement in accordance with the terms outlined in Sections IX, C or IX, D of the Agreement, or admission may be granted under special circumstances and with the negotiated fees as mutually agreed to in writing by all parties to the Agreement.

If one resident marries another resident, each of their contracts shall remain in place (including treatment of refunds). If the residents choose to live together in one Residence, the only change to the contract will be that the monthly fees for the resident vacating their Residence will be reduced to a "Second Occupant" monthly fee.

E. Inability to Pay

As long as Southminster remains classified as a non-profit, charitable organization under Federal law and regulation, Southminster will endeavor to avoid termination of the Residence and Services Agreement solely because of an inability to pay. The decision to grant financial assistance is at the sole discretion of Southminster. Southminster will provide financial assistance only if it is able to do so without impairing its ability to operate on a sound financial basis.

A Resident seeking financial assistance should do so by contacting the CEO or the CFO. In doing so, the Resident agrees to make available any and all information requested by Southminster to assess the need for financial assistance. The Resident also agrees that, when requested by Southminster, he/she will seek financial assistance from other available sources, including family members and government assistance programs. The Resident also agrees to provide timely notification of financial need to Southminster, and to work cooperatively with Southminster to make reasonable changes that might delay or minimize an eventual financial assistance need.

A Resident who is granted financial assistance by Southminster agrees to comply with reasonable conditions which may include a move to a different Residence. Upon death, Southminster may seek to recover from the Resident's estate any financial assistance previously provided.

III. SERVICES PROVIDED UNDER THE RESIDENCE AND SERVICES AGREEMENT

A. Standard Services Available

As stated in the Residence and Services Agreement, Southminster provides to its residents the following services:

1. Residence

There are numerous types and sizes of living accommodations. Copies of floor plans along with specific features of each type can be secured from the marketing staff at Southminster. The Residence ultimately selected will be listed in the Residence and Services Agreement.

2. Common Areas

Southminster will provide common areas and amenities for Resident use and benefit. Common areas include at a minimum, dining rooms, multi-purpose rooms, spaces and facilities for activities, lounges, a chapel, a library, a wellness center that includes a pool and exercise facilities, and facilities for beautician services. Southminster may also provide facilities for limited banking services, facilities for the sale of sundry items, and other amenity areas dependent on Southminster's determination of demand or the availability of providers.

3. Utilities, Communications, and Alarm Systems

The Monthly Service Fee includes water, sewer, one telephone line (including local telephone service as provided through Southminster), trash removal, basic cable television service (or equivalent), access to premium cable television service (or equivalent), an urgent call system, a fire alarm system, and a carbon monoxide detector (where required). Electricity is included in the fee except for in cottages where it is an additional cost. Gas is available in all cottages and is an additional cost. Gas may be available in some other residences but may be an additional cost. Residents are responsible for the cost of long-distance telephone calls and premium cable television service. Additional telephone lines may be available for additional cost. Internet access is currently available through the cable television provider at no additional cost.

4. *Meals*

The Independent Living Monthly Service Fee includes access to Southminster's dining facilities. The dining plan provides a monthly allowance equivalent to one (1) dinner for each day in the month, usable anytime within the month in a Southminster dining room. The amount of allowance, as well as policies related to the plan, may be changed at any time by Southminster.

The Health Center daily fee includes three (3) meals per day. Other meals, meals for guests, and catering are available at an additional cost. Special diets as prescribed by a resident's physician are included in the daily Health Center fee. Limited special diets may be available for Independent Living residents and may be at an additional cost. Limited tray service will be provided when it is determined by Southminster health staff to be appropriate and may be at an additional cost.

5. *Housekeeping Services*

Monthly Service Fees include housekeeping services on at least a weekly basis. Housekeeping includes at a minimum vacuuming, dusting, cleaning of baths and kitchens, changing of bed linens, and trash removal. Other housekeeping services may be available at an additional cost. The independent living monthly fee includes weekly laundering of personal linens as defined in Southminster policy. The Health Center daily fee includes bed and bath linen provided by Southminster. Some Residences are equipped with a washer and dryer. Southminster provides washers and dryers in common areas at no additional cost. Should Southminster determine that safety, sanitation, or health issues arising in individual residences are the result of actions or inactions on the part of the Resident, Southminster will provide, at the Resident's expense, whatever additional housekeeping or laundry services Southminster determines are necessary to mitigate the issues.

6. *Maintenance and Repairs*

Southminster is responsible for maintenance, repair, and replacement of property, furnishings, and equipment owned or leased by Southminster. Other maintenance services may be available to Residents at an additional cost.

7. *Grounds Keeping*

Southminster is responsible for basic grounds keeping services including lawn, tree, and shrubbery care for those items that are provided by

Southminster. Southminster, at its sole discretion, may make changes to lawns, trees, shrubs, or any other landscaping on its property. Residents may plant items approved by Southminster in areas determined by Southminster, but are responsible for maintenance of those areas and plants.

8. *Life Enrichment*

Various social, recreational, spiritual, educational and cultural programs and activities are provided by Southminster for the Resident to enjoy. However, some activities may involve additional charges.

9. *Parking*

The Monthly Service Fee includes one (1) assigned parking space for each Residence provided that at least one party to the Residence and Services Agreement owns a licensed personal vehicle and has a valid driver's license. Covered or enclosed parking spaces may be subject to additional charges. Southminster policy governs registration requirements, space assignment and use, allowed vehicles, and other terms for parking.

10. *Staffing*

Southminster will have staff present on campus twenty-four (24) hours per day, every day of the year.

11. *Transportation*

The Monthly Service Fee includes scheduled local transportation for shopping trips, medical appointments, and occasional activities and events. Transportation for special, personal, or group trips may be available and may be at an additional cost.

12. *Health Services*

Included in the Health Center daily fee are facilities, equipment, staff, and services that are required to maintain current licenses, and services permitted and typically provided for each licensed level of health care. At a minimum, the following services are included:

- (a) Medical Director. Southminster will retain a licensed physician as Medical Director to consult on the medical aspects of the licensed levels of care.
- (b) Nursing Staff. Licensed and/or Registered Nurses will be available twenty-four (24) hours per day.

- (c) Other Services. Other services include diet planning by a registered and licensed dietitian, assisted bathing facilities, goal-oriented care planning, social services, and planned activities.

Other Health Services Not Included in Basic Fees. Additional health services not included in the Health Center daily fee may include, but are not limited to: physician services; dental work; physical, occupational, and speech therapy; rehabilitative treatments and equipment; ambulance services; outpatient nursing services; pharmacy services and medicines; laboratory services; durable medical equipment; food supplements; personal care and incontinence supplies or other health related items; and nursing, care planning, case management, or personal care services for Residents in Independent Living or above what is required for each licensed level of health care in the Health Center. Some services may be available only for Residents in the Health Center or only for Residents in Independent Living. These additional services are subject to additional charges by Southminster or by third-parties that provide the services on the Resident's or on Southminster's behalf. In some cases Southminster policy may require that a third-party provider be approved by Southminster prior to providing services on Southminster property.

IV. INFORMATION RELATING TO FEES

A. Ten Percent Deposit

As part of the admission process, a deposit equal to ten percent (10%) of the entrance fee for the type of accommodation selected will be required at the time the Residence and Services Agreement is executed. (Refer to the section below for a schedule of entrance fees.)

B. Refundable/Non-Refundable Entrance Fees

Entrance fees are based on the size and type of Residence selected. Southminster offers three types of entrance fee plans. The Standard Plan, sometimes referred to as the Non-Refundable Plan, provides for no refund, except as noted in Section II B of this Disclosure Statement.

Southminster also offers two types of Refundable Plans; a 50% Refundable Plan and a 90% Refundable Plan. Residents selecting either of the Refundable Plans must pay the Standard Entrance Fee plus the applicable surcharge factor determined at least annually by Southminster. Residents selecting a refundable plan will be entitled to a refund of either 50% or 90% (based on the Plan originally selected) of the full Entrance Fee when the Residence and Services Agreement is terminated. Actual payment of the refund is dependent on re-occupancy of the Residence as explained

more fully in Section II.B of this Disclosure Statement.

C. Payment of Entrance Fees

Ten percent (10%) of the Entrance Fee is due and payable upon execution of a Residence and Services Agreement. The balance will be due and payable on the date of Occupancy.

D. Entrance Fees

The entrance fee gives the Resident the right to have a residence or health care accommodation at Southminster for life, while Southminster maintains and insures the property. Payment of the entrance fee does not provide any deeded ownership rights. It also provides the Resident with the use of all public and common areas, as well as guaranteeing priority access to the Health Center.

The current and most recent Entrance Fee Schedule is outlined as follows:

***Entrance Fee Schedule
(Effective October 1, 2020)***

<u>Type of Residence</u>	<u>Number of Units</u>	<u>Square Footage</u>	<u>Standard Entrance Fees</u>
Apartments:			
Studio	2	292	\$48,800
One Bedroom	46	598-782	\$99,000 - \$151,400
One Bedroom with den	12	955-1,137	\$199,600 - \$275,200
One Bedroom with den – 2007 expansion	24	1,080-1,390	\$269,000 - \$341,500
Two Bedroom	43	955-1,345	\$210,100 - \$339,500
Two Bedroom – 2007 expansion	29	1,280-2,260	\$363,100 - \$620,000
Two Bedroom with den	16	1,276-1,995	\$297,000 - \$528,300
Two Bedroom with den – 2007 expansion	36	1,465-3,190	\$407,500 - \$869,900
Cottages:			
Small Sunroom	4	1,500	\$324,400
Large Sunroom	25	1,800-1,900	\$374,900 - \$427,500
South Terraces:			
Two Bedroom	6	1,383-1,563	\$391,500 - \$424,600
Two Bedroom with den	24	1,602-2,140	\$466,500 - \$635,600

North Terraces:			
Two Bedroom	6	1,483	\$422,200 - \$427,400
Two Bedroom with den	30	1,602-2,140	\$466,500 - \$635,600

Health Care Center:			
Assisted Living	25	600 – 765	\$30,000 - \$40,000
Nursing Care Units	60	286-427	\$17,500 - \$25,000

Health Center entrance fees apply only to direct admissions. The 50% and the 90% Refundable Fee options are not available for direct admissions to the Health Center. Health Center square footage information provided is for Southminster’s replacement health center that opened in November 2020.

An additional \$25,000 is added to the entrance fee for a second occupant. A second occupant will be required to meet all admissions criteria.

Pricing Factor for Refundable Fee Contracts

Refundable Entrance Fee pricing is based on Standard Entrance Fees multiplied by a factor. The current multiple for the ninety percent (90%) refundable plan is 2.0. The multiple for the fifty percent (50%) plan is 1.4. Southminster reserves the right to modify the refundable multiple at any time and may also limit the number of refundable plans available to prospective residents. The multipliers for both plans are higher for incoming residents between the ages of 86 and 89 and is not available for residents over the age of 89.

E. Monthly Service Fees

The Monthly Service Fee is a charge by Southminster for programs, services, food, utilities, maintenance, housekeeping, debt service, insurance, administration, staffing and other services. The Monthly Service Fee is based on the size and type of the Residence selected and the number of occupants per Residence.

***Monthly Service Fees
(Effective October 1, 2020)***

Apartments:	
Studio Apartments	\$3,003
One Bedroom Apartments	\$3,572 - \$3,749
One Bedroom/Den Apartments	\$3,867 - \$4,056
One Bedroom/Den – 2007 Expansion	\$4,056 - \$4,326
Two Bedroom	\$3,867 - \$4,327
Two Bedroom – 2007 Expansion	\$4,326 - \$4,928
Two Bedroom/Den	\$4,327 - \$5,157
Two Bedroom/Den – 2007 Expansion	\$4,551 - \$5,464

South Terraces:	
Two Bedroom	\$4,551 - \$4,627
Two Bedroom/Den	\$4,704 - \$5,234
North Terraces:	
Two Bedroom	\$4,595
Two Bedroom/Den	\$4,704 - \$5,234
Cottages:	
Small Sunroom	\$3,858
Large Sunroom	\$3,993
Second Occupants:	\$2,000

The Monthly Service Fee may change because of increases in the cost of services, food and utilities and other circumstances beyond Southminster's control.

Payment of the initial Monthly Service Fee is due and payable on the earlier of the first day of occupancy or ninety (90) days after application is made unless otherwise mutually agreed to. Thereafter, the Monthly Service Fee is due and payable by the tenth (10th) of each successive month.

Southminster furnishes the Resident monthly statements showing the total amount of the Monthly Service Fee and other charges owed by the Resident. These charges are due and payable by the tenth (10th) of such month and, if not paid by such date, may accrue interest thereafter at the rate of eighteen percent (18%) per annum.

Upon the failure of the Resident to pay the charge, plus accrued interest, by the sixtieth (60th) day following notice that such payment is past due, Southminster has the right to terminate the Residence and Services Agreement. There is no requirement in the Residence and Services Agreement for continued residency at Southminster if the Resident becomes unable to pay current charges. However, Southminster, Inc. will endeavor to avoid termination of the Residence and Services Agreement solely because of an inability to pay. See further discussion in Section II.E.

Service Fees for Residences will continue to be charged until the Residence is fully vacated and released.

F. Health Center Fees and Charges

Southminster's per diem rates for the Domiciliary Care facility (Assisted Living), and Nursing Care in the Health Center are as follows:

***Daily Rates for Health Center
(Effective October 1, 2020)***

	<u>Current Residents</u>	<u>Direct Admit</u>
Assisted Living	\$245 - \$296	\$261 - \$314
Memory Support	\$320 - \$371	\$341 - \$394
Nursing Care	369 - \$401	\$409 - \$431

Daily Rates are effective in Southminster's replacement health center which opened November 2020. Rates may be decreased or increased as related costs decrease or increase.

Direct admissions to the Health Center will also be required to pay an Entrance Fee.

Health Center Credit Days

At the Date of Occupancy, each Resident in Independent Living is granted fourteen (14) Health Center Credit Days. At each subsequent anniversary of the Date of Occupancy, unused Health Center Credit Days for each Resident may be carried forward and, for each Resident whose Residence is in Independent Living, up to fourteen (14) new days granted, provided that the total accumulated for each Resident never exceeds forty-four (44) days. Health Center Credit Days are non-transferable, must be used only as defined in the Residence and Services Agreement and in Southminster policy, and have no value if not used. No new Health Center Credit Days are granted after the Resident becomes a permanent occupant of Southminster's Health Center.

Unless otherwise specified by Southminster policy, for each day a Resident occupies or holds an accommodation in the Health Center, whether or not that accommodation is the primary residence, Health Center Credit Days will be credited until all such accumulated days are used. While Health Center Credit Days are being used, the daily Health Center rate is waived but the Resident will be charged for other items, such as medical supplies, that are not included in the Resident's Monthly Independent Living Service Fee. While the Resident uses Health Center Credit Days, Monthly Service Fees continue based on the Independent Living Residence from which the Resident Moved or Transferred.

The "Health Center Credit Days" benefit is not available for residents who were direct admissions to the Health Center.

G. Notification of Fee Increase(s)

Southminster will use its best efforts to maintain Monthly Service Fees at the lowest possible rates consistent with the level and quality of service traditionally provided. The Monthly Service Fee is based, among other things, on the assumption that Southminster will be able to maintain its North Carolina and Federal tax-exempt status. Loss of such status, as well as other factors, could result in an increase in the Monthly Service Fee. Southminster will, when necessary, at its discretion, adjust the Monthly Service Fee or any other charges by giving thirty (30) days advance written notice to Residents.

H. Sales Incentives

From time to time, Southminster may offer sales incentives in the form of discounts to entrance and monthly fees. Such incentive programs may be offered on all or only select Residences and may be discontinued at any time.

I. Historic Changes in Monthly Fees for the Previous Five Years

The following table shows average changes in the monthly service fees and health center per diem fees over time. Note that it is the average dollar amount of the change in fees from year to year that is shown – not the fees themselves. Southminster’s policy has been to review resident fees and charges annually in connection with preparation of the annual budget. All changes during this period occurred once per year on October 1.

Historic Changes in Fees for the Previous Five Years

<u>Type of Residence</u>	<u>For Fiscal Years Beginning October 1,</u>				
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<u>Independent Living Service Fees (per month)</u>					
Extended Studio	\$78	\$80	\$82	\$85	\$87
Standard One Bedroom	\$94	\$87	\$97	\$102	\$105
One Bedroom/Den	\$100	\$103	\$106	\$109	\$113
One Bedroom/Den – Expansion	\$107	\$110	\$114	\$117	\$120
Two Bedroom	\$147	\$88	\$115	\$113	\$116
Two Bedroom – Expansion	\$123	\$125	\$147	\$128	\$132
Two Bedroom – South Terraces	n/a	n/a	n/a	\$130	\$134
Two Bedroom – North Terraces	n/a	n/a	n/a	n/a	\$134
Two Bedroom/Den	\$118	\$116	\$119	\$122	\$127
Two Bedroom/Den – Expansion	\$128	\$132	\$136	\$140	\$145

Two Bedroom/Den – South Terraces	n/a	n/a	n/a	\$137	\$142
Two Bedroom/Den – North Terraces	n/a	n/a	n/a	n/a	\$145
Cottage w/standard sunroom	\$100	\$103	\$106	\$109	\$112
Cottage w/deluxe sunroom	\$103	\$106	\$110	\$113	\$116
Second Occupant Rate	\$54	\$38	\$30	\$30	\$40
<u>Health Center Service Fees (per day)</u>					
Assisted Living	\$6	\$7	\$7	\$7	\$7
Memory Support	\$8	\$9	\$9	\$9	\$6
Nursing Care	\$10	\$10	\$10	\$10	\$11
Approx. Percentage Increase for Independent Living and Health Center Fees					
	3%	3%	3%	3%	3%

An assessment of the current and future financial strength of Southminster can be obtained from the Audited Financial Statements included in Attachment 1 and the Five Year Forecast included in Attachment 2.

V. FINANCIAL INFORMATION RELATING TO SOUTHMINSTER

A. Financial Overview Statement

1. Audited Financial Reports

The audited financial statements of Southminster, Inc. for the year ended September 30, 2020, are included in Attachment 1 of this Disclosure Statement. The report of our independent auditors, CliftonLarsonAllen LLP, is included on pages one and two of the audited financial statements. The audited financial statements reflect the combined results of Southminster, Inc. and its affiliate, Southminster Foundation, Inc. For the year ended September 30, 2020, the Foundation did not have any activity, nor did it have any assets or liabilities, as a result of its activities being moved into Southminster, Inc. effective fiscal year 2014.

2. Forecasted Financial Statements

The forecasted financial statements of Southminster, Inc. (not combined with Southminster Foundation, Inc.) for the years ending September 30, 2021 through September 30, 2025 are included in Attachment 2 of this Disclosure Statement.

3. Residence and Care Agreements

A copy of the Residence and Services Agreement is included in Attachment 4 of this Disclosure Statement.

B. Financial Reserves and Escrow Funds

Southminster has made no provisions to provide reserve funding or collateral security to enable it to perform its obligations under contracts to provide continuing care other than those required by documents related to its financing through the North Carolina Medical Care Commission (the “Medical Care Commission”), the Public Finance Authority (the “Authority”), and those required by the North Carolina Department of Insurance. These include:

1. The Debt Service Reserve Fund

On November 10, 2016, the Corporation entered into a loan agreement with the Medical Care Commission, and concurrently, the Medical Care Commission issued \$58,765,000 Retirement Facilities First Mortgage Revenue Refunding Bonds (Series 2016 Bonds) in order to advance refund \$61,515,000 of the remaining \$61,855,000 in Series 2007A Bonds and pay for costs of issuance. The Series 2016 Bonds mature on October 1, 2017 through 2037 with interest rates ranging from 1.5% to 5%. The remaining \$340,000 of Series 2007A Bonds, bearing interest at 5.2%, was paid off on their maturity date of October 1, 2017. The Debt Service Reserve Fund required for the Series 2016 Bonds is \$4,640,563 (equal to maximum annual debt service of \$4,746,688 less the \$106,125 in the Series 1996 Debt Service Reserve Fund). Following paydown of the Series 1996 Bonds on October 1, 2018, the \$106,125 in the Series 1996 Debt Service Reserve Fund was transferred to the Series 2016 Debt Service Reserve Fund bringing the total to \$4,746,688.

On July 18, 2018, the Corporation entered into a loan agreement with the Public Finance Authority, and concurrently, the Public Finance Authority issued \$86,200,000 Retirement Facilities First Mortgage Revenue Bonds (Series 2018 Bonds) in order to finance the construction of a replacement health center and a portion of two independent living construction projects (being financed by a combination of bank and bond financing). The 2018 Bonds will also be used to finance additional common areas, kitchen expansion, office spaces for campus facilities and housekeeping, and a reconfigured loading dock. Proceeds from the 2018 Bonds also were used to pay issuance costs and fund additional debt service reserves of \$4,282,850.

U.S. Bank National Association, acts as Successor Trustee for each of the

Corporation's Debt Service Reserve Funds. Ziegler Capital Management LLC is responsible for investment management of the funds associated with the Series 2016 Bonds and Series 2018 Bonds.

See Note 7 of the Audited Financial Statements for more information on Southminster's bond issuances.

2. Operating Reserves

Under North Carolina's General Statutes (G.S.58-64-33) regulating continuing care communities operating in the state, Southminster, is required to maintain an operating reserve equal to fifty percent (50%) of the total occupancy costs projected for the twelve-month period following the period covered by the most recent annual statement filed with the Department of Insurance. As provided by the Statutes, the Commissioner may reduce the Operating Reserve requirement to twenty-five percent (25%) if the occupancy rate of the facility exceeds ninety percent (90%), or for such other reasons as deemed appropriate by the Commissioner.

On September 30, 2020, Southminster's occupancy rate, calculated in accordance with the rules of Department of Insurance was above ninety percent (90%), which required a twenty-five percent (25%) reserve. The amount designated to meet the operating reserve requirement at September 30, 2020 is \$5,680,683 (refer to Note 10 on pages 22 and 23 of the attached Audited Financial Statements). It is further understood that these assets funded with a portion of Southminster's long-term investments (as permitted by State statute and Southminster's investment policy) are not allowed to serve any other function, and may only be released with the North Carolina Department of Insurance's approval.

In the attached "Forecasted Financial Statements" [page 4, line item "Operating Reserve Fund Required Under North Carolina Statues"] we have reflected this obligation for the five-year period 2021 through 2025 calculated based on the twenty-five percent (25%) requirement.

Investment policy related to funds held by Southminster is determined by members of the Board of Directors. In addition to exercising their own investment skills, Southminster's Board has engaged the investment firm of UBS Financial Services, Inc. to provide advice and guidance with respect to development and implementation of Southminster's investment policy and existing bond indenture document limitations.

VI. OTHER MATERIAL INFORMATION

A. Medicare/Medicaid Provider

Southminster is not a certified provider for Medicare or Medicaid programs. Hence, nursing care services in the Southminster Health Center are not covered under either of these programs.

Support services such as physical therapy, rehabilitation treatments, speech therapy, etc. are generally arranged through Medicare certified providers who will submit eligible charges for such services to the appropriate Medicare carrier for collection.

B. The Southminster Foundation

Southminster Foundation, Inc. is a not-for-profit, tax-exempt corporation that was established by Southminster, Inc. to serve primarily as the vehicle to receive and disburse funds for the financial support of residents at Southminster. The objective of this philanthropic arm of Southminster, Inc. is to step in and provide assistance for those residents at Southminster who may run out of funds due to no fault of the resident. The Foundation's funds may also be used to assist individuals with all or a portion of their entrance fee if they are unable to do so. On October 1, 2013, the operations of the Foundation were moved into Southminster, Inc. The Southminster Foundation, Inc. will still remain as a legal entity but collection of contributions and assisting residents who have outlived their resources, will be the responsibility of Southminster, Inc. (as a tax exempt charitable organization).

C. Campus Expansion

On August 31, 2017, the Corporation entered into a term loan agreement with a financial institution to provide up to \$34,000,000 (the 2017 Bank Loan) to finance the construction, equipping and furnishing of up to two independent living projects referred to as "Terraces". On May 23, 2018, the Corporation entered into an "Amended and Restated Loan Agreement" (the Amendment) extending an additional nonrevolving term loan of up to \$5,000,000 (the 2018 Bank Loan) for the same purpose of Terraces construction. The Amendment extended the draw period on this facility to February 28, 2021, with interest only payments, based on one-month LIBOR plus 1.35% for the 2017 Bank Loan and 1.5% for the 2018 Bank Loan, due monthly. For the period March 1, 2021 through August 31, 2024 principal and interest payments are to be made on a monthly basis. Principal payments are required to be made monthly in an amount equal to 1/240 of the outstanding principal balance on February 28, 2021. The 2018 Bank Loan has been fully drawn and repaid. By December 31, 2020, the Corporation had made the final draw down on the 2017 Bank Loan and had paid down \$16,524,020 in short-term debt using entrance fee proceeds

from the North Terraces. \$6,582,372 remains outstanding on the 2017 Bank Loan and monthly principal payments of \$27,427 begin on March 1, 2021.

In December 2017, the Corporation signed a construction contract, and construction began, on the building and furnishing of the first phase of Terraces (the South Terraces), consisting of a new 30-unit independent living building that replaced eight cottages on Southminster's existing campus. The construction contract was \$18,414,239 as originally designed, plus \$1,314,098 in executed change orders. Construction was complete in May 2019 and fully occupied by the end of July 2019.

In September 2017, the Corporation completed the purchase of a parcel of adjacent land to be used for the second phase of Terraces (the North Terraces), for which rezoning was approved. In October 2018, the Corporation signed a construction contract totaling \$33,832,322 to build and furnish the North Terraces, a new 36-unit independent living building. A combination of funds from the 2017 and 2018 Bank Loans as well as the Series 2018 Bonds were used to pay for the costs of the project; a total of \$821,775 in change orders were executed. The North Terraces were completed in August 2020, with all 36 homes taken possession of by January 2021.

In May 2018, the Corporation signed a construction contract to build and furnish a replacement health care center that would house the 60 nursing beds and 25 assisted living beds that are currently in a different location. The health center will also include 12 hospice beds operated by the same 3rd party non-profit provider that previously operated a 10-bed inpatient hospice unit on Southminster's campus. The guaranteed maximum price in the construction contract is \$57,165,009 as originally designed, plus \$3,630,241 in executed change orders through December 31, 2020. Funds from the Series 2018 Bonds are used to pay for the costs of the project. The health center replacement project was completed in October 2020 and occupied by Southminster health center residents beginning November 4, 2020.

The final phase of the project is to convert the previous health care space into additional independent living units (the "Top of East" project). Preliminary construction work is currently being performed in order to determine final pricing, after which the Corporation will work to obtain debt financing. The impact of this final project phase is reflected in the attached "Forecasted Financial Statements" in Attachment 2.

D. Risks and Uncertainties

In March 2020, the World Health Organization declared COVID-19 a pandemic. The continued spread of COVID-19, or any similar outbreaks in the future, may adversely impact the local, regional, national, and global economies. The extent to which COVID-19 impacts the Corporations' results are dependent on the breadth and duration of the pandemic and could be affected by other factors currently unable to be

predicted. For the Corporation, these impacts have included reductions in Health Care and Home Care revenues, as well as expenses incurred for infection control and COVID-19 staff testing. Management believes the Corporation is taking appropriate actions to mitigate the negative impact, however, the full impact is unknown and cannot be reasonably estimated at this time.

E. Conflicts with the Residence and Services Agreement

If information contained in the Disclosure Statement conflicts with the Residence and Services Agreement, the Residence and Services Agreement will prevail.

ATTACHMENT 1 -

- Audited Financial Statements

SOUTHMINSTER, INC.
COMBINED FINANCIAL STATEMENTS OF
SOUTHMINSTER, INC. AND
SOUTHMINSTER FOUNDATION, INC.
YEARS ENDED SEPTEMBER 30, 2020 AND 2019



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**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
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INDEPENDENT AUDITORS' REPORT

Board of Directors
Southminster, Inc. and Southminster Foundation, Inc.
Charlotte, North Carolina

Report on the Combined Financial Statements

We have audited the accompanying combined financial statements of Southminster, Inc. and Southminster Foundation, Inc. (the Organization) which comprise the combined balance sheets as of September 30, 2020 and 2019 and the related combined statements of operations and changes in net assets (deficit), and cash flows for the years then ended, and the related notes to the combined financial statements.

Management's Responsibility for the Combined 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.

Auditors' 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 audit to obtain reasonable assurance about whether the combined financial statements are free from 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 auditors' 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 entity'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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the combined financial statements.

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

Board of Directors
Southminster, Inc. and Southminster Foundation, Inc.

Opinion

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the combined financial position of Southminster, Inc. and Southminster Foundation, Inc., as of September 30, 2020 and 2019, and the results of their operations, changes in net assets (deficit), and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
January 22, 2021

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
COMBINED BALANCE SHEETS
SEPTEMBER 30, 2020 AND 2019**

ASSETS	2020	2019
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 2,395,537	\$ 1,146,841
Short-Term Investments	2,927,988	4,169,507
Assets Limited as to Use, Current Portion	5,547,904	5,517,843
Accounts Receivable	231,847	286,201
Pledges Receivable, Current Portion	193,075	192,475
Other Current Assets	1,404,189	1,491,667
Total Current Assets	12,700,540	12,804,534
ASSETS LIMITED AS TO USE		
Held by Trustee Under Bond Indenture Agreements	15,448,884	52,907,630
Southminster Community Fund	50,000	50,000
Capital Campaign Fund	750,155	443,963
Operating Reserve - Required by the North Carolina Department of Insurance	5,680,683	5,680,683
Total Assets Limited as to Use, Net of Current Portion	21,929,722	59,082,276
PLEDGES RECEIVABLE, NET OF CURRENT PORTION, PRESENT VALUE DISCOUNT, AND ALLOWANCE	580,067	708,520
PROPERTY AND EQUIPMENT, NET	192,152,674	136,164,134
LONG-TERM INVESTMENTS, AT MARKET	14,970,051	19,696,210
DEFERRED COSTS AND OTHER ASSETS	386,652	363,917
Total Assets	\$ 242,719,706	\$ 228,819,591

See accompanying Notes to Combined Financial Statements.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
COMBINED BALANCE SHEETS (CONTINUED)
SEPTEMBER 30, 2020 AND 2019**

LIABILITIES AND NET ASSETS (DEFICIT)	2020	2019
CURRENT LIABILITIES		
Accounts Payable	\$ 4,121,854	\$ 9,911,515
Retainage Payable	4,778,656	4,174,933
Accrued Payroll and Employee Benefits	1,757,364	1,159,325
Accrued Interest Expense	3,540,328	3,556,349
Current Portion of Long-Term Debt	2,336,216	1,970,000
Total Current Liabilities	16,534,418	20,772,122
LONG-TERM DEBT, NET OF CURRENT PORTION	156,264,263	149,413,994
ADVANCE ENTRANCE FEE DEPOSITS	1,454,719	2,735,605
DEFERRED ENTRANCE FEE REVENUE	52,964,991	43,765,329
REFUNDABLE ENTRANCE FEES	23,321,101	21,885,112
Total Liabilities	250,539,492	238,572,162
NET ASSETS (DEFICIT)		
Net Assets (Deficit) without Donor Restrictions	(9,431,830)	(11,096,744)
Net Assets with Donor Restrictions	1,612,044	1,344,173
Total Net Assets (Deficit)	(7,819,786)	(9,752,571)
Total Liabilities and Net Assets (Deficit)	\$ 242,719,706	\$ 228,819,591

See accompanying Notes to Combined Financial Statements.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
COMBINED STATEMENTS OF OPERATIONS AND
CHANGES IN NET ASSETS (DEFICIT)
YEARS ENDED SEPTEMBER 30, 2020 AND 2019**

	2020	2019
REVENUES, GAINS, AND OTHER SUPPORT		
Independent Living Revenue	\$ 14,908,357	\$ 13,127,025
Health Care Revenue	7,254,496	7,137,051
Home Care Revenue	2,372,347	2,348,266
Earned Entrance Fees	6,777,009	5,933,579
Less: Resident Assistance	(677,955)	(621,411)
Resident Service Revenue	30,634,254	27,924,510
Investment Income	922,697	2,666,700
Contributions	353,962	252,720
Net Assets Released from Restrictions	167,158	14,822
Other Income	708,774	1,044,760
Total Revenues, Gains, and Other Support	32,786,845	31,903,512
OPERATING EXPENSES		
Salaries, Wages, and Employee Benefits	16,258,390	14,876,332
Maintenance, Housekeeping, and Utilities	2,455,347	2,403,333
Food and Related Supplies	1,510,142	1,414,359
Insurance	251,799	198,210
Consulting and Professional Fees	310,500	326,621
Other Operating Expenses	2,256,676	2,241,100
Depreciation	6,444,939	6,158,804
Amortization of Deferred Costs	19,241	2,977
Interest Expense	2,507,710	2,361,934
Loss on Disposal of Assets	39,464	21,886
Total Operating Expenses	32,054,208	30,005,556
OPERATING INCOME	732,637	1,897,956
NONOPERATING INCOME (LOSS)		
Change in Unrealized Gains (Losses) on Investments	932,277	(933,479)
EXCESS OF REVENUES OVER EXPENSES AND DECREASE IN NET DEFICIT WITHOUT DONOR RESTRICTIONS	1,664,914	964,477

See accompanying Notes to Combined Financial Statements.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
COMBINED STATEMENTS OF OPERATIONS AND
CHANGES IN NET ASSETS (DEFICIT) (CONTINUED)
YEARS ENDED SEPTEMBER 30, 2020 AND 2019**

	<u>2020</u>	<u>2019</u>
NET ASSETS WITH DONOR RESTRICTIONS		
Contributions	\$ 435,029	\$ 808,653
Released from Restrictions	<u>(167,158)</u>	<u>(14,822)</u>
INCREASE IN NET ASSETS WITH DONOR RESTRICTIONS	<u>267,871</u>	<u>793,831</u>
CHANGE IN NET ASSETS	1,932,785	1,758,308
Net Assets (Deficit) - Beginning of Year	<u>(9,752,571)</u>	<u>(11,510,879)</u>
NET ASSETS (DEFICIT) - END OF YEAR	<u><u>\$ (7,819,786)</u></u>	<u><u>\$ (9,752,571)</u></u>

See accompanying Notes to Combined Financial Statements.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
COMBINED STATEMENTS OF CASH FLOWS
YEARS ENDED SEPTEMBER 30, 2020 AND 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 1,932,785	\$ 1,758,308
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:		
Earned Entrance Fees	(6,777,009)	(5,933,579)
Depreciation	6,444,939	6,158,804
Amortization of Bond Issuance Costs	119,323	133,703
Amortization of Deferred Costs	19,241	2,977
Amortization of Bond Premium	(589,558)	(604,773)
Loss on Disposal of Assets	39,464	21,886
Change in Net Unrealized (Gains) Losses on Investments	(932,277)	933,479
Realized Gains on Investments	(151,810)	(1,577,653)
Decrease (Increase) in:		
Accounts Receivable	54,354	83,459
Pledges Receivable	127,853	(370,979)
Other Current Assets	45,502	(439,467)
(Decrease) Increase in:		
Accounts Payable, Excluding Amounts in Property and Equipment	(206,672)	376,629
Accrued Payroll and Employee Benefits	598,039	17,468
Accrued Bond Interest Expense, Net of Amounts Capitalized	87,872	28,702
Net Cash Provided by Operating Activities	812,046	588,964
CASH FLOWS FROM INVESTING ACTIVITIES		
Change of Assets Limited as to Use, Net	30,737,578	32,050,657
Sales of Short-Term Investments, Net	1,241,519	803,531
Sales of Long-Term Investments, Net	5,810,246	4,573,149
Purchases of Property for Routine Additions	(4,366,647)	(4,320,147)
Purchases of Property for Expansion Projects	(64,997,453)	(43,730,961)
Net Cash Used by Investing Activities	(31,574,757)	(10,623,771)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from Entrance Fees	21,113,074	25,169,384
Deposits Received, Net of Refunds and Conversions to Entrance Fees	(1,280,886)	(859,639)
Entrance Fees Refunded	(1,893,141)	(2,346,466)
Repayments of Long-Term Debt	(13,970,000)	(16,448,607)
Proceeds from Long-Term Debt	21,681,995	10,656,950
Payments of Financing Costs	(24,550)	-
Net Cash Provided by Financing Activities	25,626,492	16,171,622
NET (DECREASE) INCREASE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(5,136,219)	6,136,815
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	14,905,045	8,768,230
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	\$ 9,768,826	\$ 14,905,045

See accompanying Notes to Combined Financial Statements.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
COMBINED STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED SEPTEMBER 30, 2020 AND 2019**

	2020	2019
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash and Cash Equivalents	\$ 2,395,537	\$ 1,146,841
Cash Held Under Bond Agreements	7,373,289	13,758,204
Total Cash, Cash Equivalents, and Restricted Cash	\$ 9,768,826	\$ 14,905,045
 SUPPLEMENTAL CASH FLOW INFORMATION		
Cash Paid for Interest, Net of Amounts Capitalized	\$ 2,992,585	\$ 1,572,444
 SUPPLEMENTAL DISCLOSURE OF NONCASH INFORMATION		
Property and Equipment Included in Accounts Payable, Retainage Payable, and Accrued Interest Expense	\$ 8,478,417	\$ 15,369,575

See accompanying Notes to Combined Financial Statements.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Southminster, Inc. (the Corporation) is a nonstock, nonprofit corporation organized under the laws of the state of North Carolina. The Corporation was established to construct and operate a multilevel residential and health care center (the Center). The Center's purpose is to operate a continuing care community providing a residential environment in which older people may live independently for as long as they are able to do so. The Center opened for operations on May 16, 1987, and has 60 licensed nursing beds and 25 assisted living beds. During the years ended September 30, 2020 and 2019, the Center opened its North and South Terraces, consisting of 66 independent living units. The 30-unit South Terraces opened in 2019 and replaced eight cottages, and the 36-unit North Terraces opened in 2020 resulting in two cottages and eight apartments being removed from inventory, bringing the residential apartment count to 305 (two of which are used as guest rooms). As of September 30, 2020, a replacement health center is also in the final stages of construction. The Corporation is a licensed home care provider, providing care primarily to residents of its community. The license allows care to be provided outside of the community, whose revenues are recorded in Other Income.

Southminster Foundation, Inc. (the Foundation) is a nonstock, nonprofit corporation organized under the laws of the state of North Carolina on December 2, 1985. The Foundation was established to operate exclusively for the benefit of the Corporation, primarily through financial support to residents of the Center who are unable to meet their financial obligations. During fiscal year 2014, the operations of the Foundation were moved into the Corporation. There were no contributions for resident financial support to the Foundation for the years ended September 30, 2020 and 2019, as contributions are now recorded by the Corporation. Neither the Corporation nor the Foundation would be liable or responsible in any matter for the debts or liabilities of the other. The Foundation did not have any activity for the year ended September 30, 2020 or 2019, nor did it have any assets or liabilities.

Principles of Combination

The combined financial statements include the accounts of the Corporation and the Foundation (collectively referred to herein as the Organization). Significant intercompany accounts and transactions have been eliminated in combination.

Use of Estimates

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

Cash and Cash Equivalents

All liquid investments with a maturity of three months or less at the time of purchase and not limited as to their use or designated as long-term investments are considered to be cash equivalents.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Accounts Receivable

Resident accounts receivable consist of resident monthly service fees and other resident charges. When deemed necessary, the Corporation provides an allowance for uncollectible accounts using management's estimate about the collectibility of any past due accounts. Accounts past due are individually analyzed for collectibility. Accounts receivable that management determines will be uncollectible are written off upon such determination.

The allowance for uncollectible accounts as of both September 30, 2020 and 2019 was approximately \$8,500.

Pledges Receivable

Pledges receivable consist of promises to pay from various individuals and foundations. Pledges receivable that are expected to be collected more than a year out are presented at net realizable value. Pledges receivable at September 30, 2020 and 2019 are designated for a Capital Campaign.

Assets Limited as to Use

Assets Limited as to Use includes funds held by the Trustee under a bond indenture agreement, the Southminster Community Fund, the operating reserve required by the North Carolina Department of Insurance, and proceeds from the Capital Campaign for the replacement health center.

Property and Equipment

Property and equipment is stated at cost. Assets contributed to the Corporation are recorded at fair market value as of the date of receipt. Routine maintenance, repairs, renewals, and replacement costs are charged to expense. Expenditures which materially increase the value, change the capacities, or extend the useful lives of existing assets are capitalized. Depreciation is computed by the straight-line method over the estimated useful lives of the assets, which range from 3 to 30 years. Apartment refurbishment costs which, in aggregate, total \$2,500 or more per unit, are capitalized and depreciated over an average seven-year period. Interest costs incurred during the construction period of significant construction projects are capitalized as a cost of the constructed asset and amortized over the useful life of the asset.

Investments

Investments in equity and debt securities are measured at fair value in the accompanying combined financial statements. Investment income (including realized gains and losses on investments, interest, and dividends) is included in excess of revenues over expenses unless the income is restricted by donor or law. Unrealized gains and losses on investments, if any, are included in excess of revenues over expenses.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Bond Issuance Costs

Bond issuance costs, which are amortized over the life of the bonds, which approximates the effective interest method, include underwriters' discounts, legal and consulting fees, and printing costs incurred in issuing the Corporation's revenue bonds. Accumulated amortization at September 30, 2020 and 2019 was \$584,917 and \$465,594, respectively.

Entrance Fees

The Residence and Services Agreement (the Agreement), which is entered into at the time a prospective resident pays a deposit equal to 10% of the published entrance fee, specifies the services to be provided by the Corporation and the respective rights and duties of the Corporation and resident. The liability associated with these advance deposits is reported as advance entrance fee deposits in the accompanying combined balance sheets. Prospective residents applying for direct admission to the Health Center are subject to the same Agreement as those applying for independent living units.

The Corporation offers a standard contract in which entrance fees may be refunded on a pro-rata basis to residents vacating a unit in the first 20 months of occupancy. Once a unit is occupied, entrance fees are recorded as deferred entrance fee revenue. The deferred revenue on the standard contracts is recognized as income over the actuarially determined life of the resident.

The Corporation offers two refundable entrance fee plans. Under these plans, a new resident can elect to pay a higher entrance fee, a portion of which is refundable only after the unit is vacated and subsequently occupied by a new resident. The refundable fees under this option are classified in the accompanying combined balance sheets as a refundable entrance fees liability.

At September 30, 2020 and 2019, the portion of entrance fees subject to refund provisions amounted to approximately \$40,847,000 and \$34,484,000, respectively.

Obligation to Provide Future Services

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

The present values of revenues and future service costs are calculated using a discount rate of 5.5%. This calculation did not require the recording of a liability at either September 30, 2020 or 2019.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Net Assets (Deficit)

The Corporation reports its net assets using the following two classes: without donor restrictions and with donor restrictions; depending on the presence and type of donor imposed restrictions limiting the Corporation's ability to use or dispose of specific contributed assets, or the economic benefits embodied in those assets. Net assets without donor restrictions include those net assets whose use is not restricted by donors, even though their use may be limited in other respects, such as by board designation. Net assets with purpose donor restrictions are those net assets whose use by the Corporation has been limited by donors to specified purposes. Net assets with perpetual donor restrictions are those which have been restricted by donors to be maintained by the Corporation in perpetuity. As of September 30, 2020 and 2019, the Corporation did not have any net assets with perpetual donor restrictions.

Charity Care and Community Benefit

The Corporation has a resident assistance policy to identify residents who are unable to meet their financial obligations. Such residents are identified based on financial information obtained from the resident and subsequent review, analysis, and approval by the Corporation's management and reported to the Corporation's board of directors. Once approved, monthly service fees are recorded by the Corporation and a corresponding amount is recorded in the contra-revenue account, resident assistance. The cost of providing resident support was \$650,837 and \$596,555 for the years ended September 30, 2020 and 2019, respectively, estimated by applying a 4% operating margin to the charges foregone. Contributions to the Corporation of \$353,962 and \$252,720 subsidized the costs of providing resident support for the years ended September 30, 2020 and 2019, respectively. From time-to-time, the Corporation may choose to waive all or a portion of a new resident's entrance fees. The Corporation waived entrance fees totaling \$47,400 and \$60,200 for the years ended September 30, 2020 and 2019, respectively.

The Corporation is actively involved in the community through participation in various educational, charitable, and volunteer service programs sponsored on campus or throughout the community at large. The Corporation also allows various groups in the community at large to use its facility space at no charge or at a reduced charge. The costs of providing this community benefit is included in operating expense amounts on the combined statements of operations and changes in net assets (deficit).

Excess of Revenues over Expenses

The combined statements of operations and changes in net assets (deficit) include excess of revenues over expenses. Changes in net assets without donor restrictions which are excluded from excess of revenues over expenses consistent with industry practice, include permanent transfers of assets to and from affiliates for other than goods and services, and contributions of long-lived assets (including assets acquired using contributions which by donor restriction were to be used for the purposes of acquiring such assets).

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Fair Value of Financial Instruments

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

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

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

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

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

Fair value measurement is based upon quoted prices, if available. If quoted prices are not available, fair values are measured using independent pricing models or other model-based valuation techniques such as the present value of future cash flows, adjusted for the security's credit rating, prepayment assumptions, and other factors such as credit loss assumptions. Securities valued using Level 1 inputs include those traded on an active exchange, such as the New York Stock Exchange, as well as U.S. Treasury and other U.S. government and agency mortgage backed securities that are traded by dealers or brokers in active over-the-counter markets. The Corporation does not have any assets or liabilities that are valued using Level 2 or Level 3 inputs at September 30, 2020 and 2019.

The Corporation follows the accounting standard that allows reporting certain financial instruments at fair value. This standard allows entities the irrevocable option to elect fair value for the initial and subsequent measurement for certain financial assets and liabilities on an instrument-by-instrument basis. The Corporation has not elected to measure any existing financial instruments at fair value. However, it may elect to measure newly acquired financial instruments at fair value in the future.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Income Taxes

The Corporation and the Foundation have been recognized by the Internal Revenue Service as exempt from income taxes under Internal Revenue Code Section 501(c)(3). The Corporation is classified as a public charity under Section 509a(1) and the Foundation is classified as a Type I supporting organization under Section 509a(3) of the Internal Revenue Code.

The Corporation and Foundation file as tax-exempt organizations. The Corporation and the Foundation are not aware of any activities that would jeopardize their tax-exempt status. The Corporation and the Foundation are not aware of any activities that are subject to tax on unrelated business income or excise or other taxes.

The Corporation and the Foundation follow guidance in the income tax standard regarding recognition and measurement of uncertain tax positions. The application of the standard has had no impact on the Corporation and the Foundation's combined financial statements.

New Accounting Pronouncements

During the year ended September 30, 2020, the Organization adopted the provisions of Financial Accounting Standards Board Accounting Standards Update 2016-01, *Financial Instruments*. This new accounting standard requires unrealized gains and losses on instruments other than debt securities to be included within the performance indicator on the statements of operations and changes in net assets (deficit). The adoption of this accounting standard did not have an impact on the Organization's financial position or changes in its net assets.

The Organization adopted the provisions of ASU 2018-08, *Not-for-Profit Entities: Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made* (Topic 958), during the year ended September 30, 2020 as management believes the standard improves the usefulness and understandability of the Organization's financial reporting. The Organization's financial statements reflect the application of ASU 2018-08 beginning October 1, 2019. The accounting standard was applied on a modified prospective basis.

The Organization adopted the provisions of ASU 2016-18, *Statement of Cash Flows* during the year ended September 30, 2020. The update addresses the diversity in the classification and presentation of changes in restricted cash on the statement of cash flows. The Organization has implemented ASU 2016-18 and has adjusted the presentation in the combined financial statements accordingly. The ASU has been applied retrospectively to all periods presented and has no effect on previously reported changes in net assets.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Subsequent Events

Subsequent to year-end, the construction of the replacement health center was completed and began being occupied. The Organization also made its final draws on the 2017 Bank Loan. See Note 15 for further discussion of the health center construction and Note 7 for further discussion of the financing of the projects.

In preparing these combined financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through January 22, 2021, the date the combined financial statements were available to be issued.

NOTE 2 RESIDENT SERVICE REVENUE

Resident service revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled in exchange for providing resident care. These amounts are due from residents. Monthly service fees paid by residents for maintenance, meals, and other services are assessed monthly and are recognized as revenue in the period services are rendered. Revenue is recognized as performance obligations are satisfied.

Performance obligations are determined based on the nature of the services provided by the Corporation. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected (or actual) charges. The Corporation believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to residents living at Southminster receiving independent living or healthcare services. The Corporation considers daily services provided to residents of the health center, and monthly rent charged to residents living in independent living, as a separate performance obligation measured on a monthly basis or upon move-out within the month, whichever is shorter. Nonrefundable entrance fees are considered to contain a material right associated with access to future services, which is the related performance obligation. Revenue from nonrefundable entrance fees is recognized ratably in future periods covering a resident's life expectancy using a time-based measurement similar to the output method. Revenue for performance obligations satisfied at a point in time is generally recognized when goods are provided to residents and customers in a retail setting (for example, meals or guest rooms) and Southminster does not believe it is required to provide additional goods or services related to that sale.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

NOTE 2 RESIDENT SERVICE REVENUE (CONTINUED)

Because all of its performance obligations have a duration of less than one year, the Corporation has elected to apply the optional exemption provided in FASB ASC 606-10-50-14(a) and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period.

The Corporation determines the transaction price based on standard charges for goods and services provided, assistance provided to residents in accordance with the Corporation's policy, and/or implicit price concessions provided to residents. The Corporation determines its estimate of implicit price concessions based on its historical collection experience.

The Corporation has determined that the nature, amount, timing, and uncertainty of revenue and cash flows are affected by the following factors: service line, method of payment, and timing of when revenue is recognized.

All resident service revenue is from private pay individuals.

The composition of resident service revenue based on the Corporation's lines of business, method of payment, and timing of revenue recognition for the years ended September 30 are as follows:

	2020	2019
Service Lines:		
Independent Living	\$ 14,884,697	\$ 13,118,943
Health Care Services	8,972,548	8,871,988
Amortization of Entrance Fees	6,777,009	5,933,579
Total	\$ 30,634,254	\$ 27,924,510
Method of Payment:		
Monthly Service Fees	\$ 14,534,749	\$ 12,787,099
Per Diem Fees	6,538,261	6,433,814
Fee for Service	2,784,235	2,770,018
Amortization of Entrance Fees	6,777,009	5,933,579
Total	\$ 30,634,254	\$ 27,924,510
Timing of Revenue and Recognition:		
Health Care Services Transferred Over Time	\$ 30,634,254	\$ 27,924,510

Contract Costs

The Corporation has applied the practical expedient provided by FASB ASC 340-40-25-4 and all incremental customer contract acquisition costs are expensed as they are incurred as the amortization period of the asset that the Corporation otherwise would have recognized is one year or less in duration.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 3 ASSETS LIMITED AS TO USE

Assets limited as to use, reported at fair value, are comprised of the following at September 30:

	<u>2020</u>	<u>2019</u>
Cash and Cash Equivalents	\$ 8,173,842	\$ 14,227,690
Fixed Income	7,538,507	38,427,887
Fixed Income Securities Funds	1,660,577	1,767,048
U.S. Government Securities	6,085,506	6,239,382
Equity Securities Funds	2,139,471	2,284,207
Equity Securities	1,879,723	1,653,905
Subtotal	<u>27,477,626</u>	<u>64,600,119</u>
Less: Amounts Required to Meet Current Obligations	<u>(5,547,904)</u>	<u>(5,517,843)</u>
Total	<u>\$ 21,929,722</u>	<u>\$ 59,082,276</u>

Amounts restricted under debt agreements are comprised of the following at September 30:

	<u>2020</u>	<u>2019</u>
Series 2016 Interest Account	\$ 1,371,156	\$ 1,405,748
Series 2016 Principal Account	2,035,302	1,970,351
Series 2016 Debt Service Reserve	4,773,302	4,878,735
Series 2018 Debt Service Reserve	4,309,223	4,324,928
Series 2018 Interest Account	2,141,446	2,141,744
Series 2018 Construction Account	6,366,359	43,703,967
Subtotal	<u>20,996,788</u>	<u>58,425,473</u>
Less: Amounts Required to Meet Current Obligations	<u>(5,547,904)</u>	<u>(5,517,843)</u>
Total	<u>\$ 15,448,884</u>	<u>\$ 52,907,630</u>

NOTE 4 PLEDGES RECEIVABLE

Pledges receivable have been recorded at net present value as of September 30 and were as follows:

	<u>2020</u>	<u>2019</u>
Due in Less than One Year	\$ 193,075	\$ 192,475
Due in Two Years or More	651,525	792,919
Total Pledges Receivable	<u>844,600</u>	<u>985,394</u>
Less: Net Present Value Discount	(46,458)	(59,399)
Less: Allowance	(25,000)	(25,000)
Less: Current Portion	<u>(193,075)</u>	<u>(192,475)</u>
Pledges Receivable, Net	<u>\$ 580,067</u>	<u>\$ 708,520</u>

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 5 PROPERTY AND EQUIPMENT

The Corporation's property and equipment consists of the following at September 30:

	<u>2020</u>	<u>2019</u>
Land and Land Improvements	\$ 4,271,635	\$ 4,053,960
Building and Improvements	182,921,222	143,475,569
Furniture and Equipment	<u>7,678,088</u>	<u>6,849,614</u>
Subtotal	194,870,945	154,379,143
Less: Accumulated Depreciation	<u>(78,816,026)</u>	<u>(72,895,497)</u>
Total	116,054,919	81,483,646
Construction in Progress	<u>76,097,755</u>	<u>54,680,488</u>
Property and Equipment, Net	<u>\$ 192,152,674</u>	<u>\$ 136,164,134</u>

There was \$3,784,445 and \$3,135,727 of interest capitalized during the years ended September 30, 2020 and 2019, respectively.

Construction in progress at September 30, 2020 and 2019 related primarily to construction costs incurred for the second phase of Terraces and the health center replacement project.

NOTE 6 INVESTMENTS

Investments, reported at fair value, are comprised of the following at September 30:

	<u>2020</u>	<u>2019</u>
Cash and Cash Equivalents	\$ 1,238,851	\$ 114,068
Fixed Income Securities Funds	6,158,654	10,216,462
Equity Securities Funds	5,588,862	7,850,760
Equity Securities	<u>4,911,672</u>	<u>5,684,427</u>
Total Investments	17,898,039	23,865,717
Less: Short-Term Investments	<u>(2,927,988)</u>	<u>(4,169,507)</u>
Long-Term Investments	<u>\$ 14,970,051</u>	<u>\$ 19,696,210</u>

Investment income is comprised of the following for the years ended September 30:

	<u>2020</u>	<u>2019</u>
Investment Income:		
Interest and Dividend Income	\$ 770,887	\$ 1,089,047
Net Realized Gains on Sales of Investments	151,810	1,577,653
Total	<u>\$ 922,697</u>	<u>\$ 2,666,700</u>

Board-managed investments, which include long-term investments, investments designated to fund the North Carolina Department of Insurance Operating Reserve, and the Southminster Community Fund, are guided by an investment policy adopted by the board of directors. The long-term objective of the policy is to provide growth of capital and income, using diversification to manage risk.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 7 LONG-TERM DEBT

The Corporation's long-term debt consists of the following at September 30:

<u>Description</u>	<u>2020</u>	<u>2019</u>
Retirement Facilities First Mortgage Revenue Refunding Bonds Series 2016 (Maturing on October 1, 2020 Through 2037 with an Interest Rate of 5%)	\$ 56,235,000	\$ 58,205,000
2017 Bank Loan due August 31, 2024, with a Variable Interest Rate of 1.35% Plus One-Month LIBOR	10,327,399	645,403
Retirement Facilities First Mortgage Revenue Bonds Series 2018 (Maturing on October 1, 2038 Through 2053 with an Interest Rate of 4.25% - 5%)	<u>86,200,000</u>	<u>86,200,000</u>
Total	152,762,399	145,050,403
Add: Unamortized Bond Premium	8,366,547	8,956,105
Less: Unamortized Bond Issuance Costs	<u>(2,528,467)</u>	<u>(2,622,514)</u>
Total	158,600,479	151,383,994
Less: Current Portion	<u>(2,336,216)</u>	<u>(1,970,000)</u>
Total Long-Term Debt	<u>\$ 156,264,263</u>	<u>\$ 149,413,994</u>

The following schedule presents future principal payments due on all the Corporation's outstanding long-term debt:

<u>Year Ending September 30,</u>	<u>Amount</u>
2021	\$ 2,336,216
2022	2,631,370
2023	2,731,370
2024	11,318,443
2025	2,440,000
Thereafter	<u>131,305,000</u>
Total	<u>\$ 152,762,399</u>

Expansion Project

On August 31, 2017, the Corporation entered into a term loan agreement (the 2017 Bank Loan) with a financial institution to provide up to \$34,000,000 to finance the construction, equipping, and furnishing of up to two independent living Terrace projects. On May 23, 2018, the Corporation entered into an Amended and Restated Loan Agreement (the Amendment) extending an additional nonrevolving term loan of up to \$5,000,000 (the 2018 Bank Loan) for the same purpose of constructing the two Terraces. Terms of the 2018 Bank Loan are similar to that of the 2017 Bank Loan with the exception that the 2018 Bank Loan bears interest at one-month LIBOR plus 1.50%, and the 2017 Bank Loan bears interest at one-month LIBOR plus 1.35%. The \$5,000,000 2018 Bank Loan was fully drawn down and repaid during the year ended September 30, 2019.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 7 LONG-TERM DEBT (CONTINUED)

Expansion Project (Continued)

The Amendment extended the draw period from August 31, 2020 to February 28, 2021, with all other terms remaining unchanged. Interest-only payments are due monthly during the draw period. Beginning March 1, 2021 through August 31, 2024, principal and interest payments are to be made on a monthly basis equal to 1/240 of the outstanding principal balance on February 28, 2021. Payments of \$12,000,000 have been made on the 2017 Bank Loan for the year ended September 30, 2020 and \$779,000 remains available to draw at September 30, 2020.

On July 18, 2018, the Corporation entered into a loan agreement with the Public Finance Authority (the Authority) and, concurrently, the Authority issued its \$86,200,000 Retirement Facilities First Mortgage Revenue Bonds (Southminster), Series 2018 (Series 2018 Bonds). The Series 2018 Bonds were issued to finance the construction of a replacement health center and a portion of the two independent living construction projects (being financed by a combination of the Series 2018 Bonds and the 2017 and 2018 Bank Loans discussed above). The Series 2018 Bonds will also be used for additional common areas, kitchen expansion, office spaces for environmental services operations (housekeeping, maintenance, transportation), and a reconfigured loading dock. Proceeds from the Series 2018 Bonds were also used to pay issuance costs and fund debt service reserves.

Line of Credit

On June 30, 2020, the Corporation entered into an agreement with a financial institution for a \$5,000,000 revolving line of credit. Any outstanding balance would bear interest at a rate of one-month LIBOR (with a floor of 0.75%) plus 1.95%. All principal outstanding is due June 28, 2021. No amounts were drawn on this line of credit as of September 30, 2020.

Other Long-Term Debt

2007 Expansion, Financing, and Refinancing

In 2007, the Corporation undertook a \$73 million expansion and renovation project which resulted in the addition of 89 new independent living apartments, a new wellness/aquatic center, expansion of and enhancements to administrative and common areas, and a modest renovation to the health center. Construction began in January 2007 using a bank line of credit and construction loan that was later repaid with permanent financing. Construction was completed during fiscal year 2010 and stable occupancy was reached in the first quarter of the 2013 fiscal year.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

NOTE 7 LONG-TERM DEBT (CONTINUED)

Other Long-Term Debt (Continued)

2007 Expansion, Financing, and Refinancing (Continued)

On November 15, 2007, the Corporation entered into a loan agreement with the North Carolina Medical Care Commission (the Medical Care Commission) and, concurrently, the Medical Care Commission issued \$62,180,000 and \$2,000,000 Fixed Rate Retirement Facilities First Mortgage Revenue Bonds (Southminster Project) Series 2007A and 2007B Bonds (Series 2007A Bonds and Series 2007B Bonds), respectively, and \$25,500,000 Variable Rate Retirement Facilities First Mortgage Revenue Bonds (Southminster Project) Series 2007C (Series 2007C Bonds). In addition to repaying the outstanding construction loan and line of credit, the proceeds from Series 2007 Bonds were deposited with the Trustee to cover the remaining construction, capitalized interest, and other project-related costs; to pay for costs of issuance; and to fund various debt service reserves. The Series 2007B and Series 2007C Bonds have been repaid in prior years.

On November 10, 2016, the Corporation entered into a loan agreement with the North Carolina Medical Care Commission (the Medical Care Commission) and, concurrently, the Medical Care Commission issued \$58,765,000 Retirement Facilities First Mortgage Revenue Refunding Bonds Series 2016 to advance refund the Series 2007A Bonds, pay for costs of issuance, and fund debt reserves. The Series 2016 Bonds mature on October 1, 2020 through 2037 with interest rates of 5%.

Series 1996 Bonds

In December 1996, the Corporation entered into a loan agreement with the North Carolina Medical Care Commission (the Medical Care Commission) and concurrently the Medical Care Commission issued \$5,055,000 of fixed-rate, tax-exempt bonds (the Series 1996 Bonds) to finance a renovation and expansion of the Health Center facilities and 8 new independent living apartments.

On October 1, 2014, the Corporation accelerated one year of principal payments totaling \$1,015,000 repaid out of the Series 1996 Interest Account. In December 2014, the Corporation entered into a bank term loan in the principal amount of \$3,940,000 to redeem \$3,940,000 of the remaining \$4,040,000 of the Series 1996 Bonds. The bank term loan bears an interest rate of one-month LIBOR plus 1.35% and is due and payable in full on October 1, 2018 with required monthly principal payments beginning November 2015. The bank term loan was paid off during the year ended September 30, 2017. The remaining \$100,000 of Series 1996 Bonds, bearing interest at 6.125%, was paid off on its maturity date of October 1, 2018.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 7 LONG-TERM DEBT (CONTINUED)

Debt Compliance

Under the terms of the Second Amended and Restated Master Trust Indenture dated November 1, 2007, the Trust Agreements, and the Loan Agreements (the Agreements), the Corporation is subject to certain restrictive covenants and reporting requirements, among which are a Rate covenant requiring a Historical Debt Service Coverage Ratio of 1.20:1 and a Liquidity covenant requiring a minimum Days' Cash on Hand of 180 days. Under the Series 2018 Loan Agreement dated July 1, 2018, the Corporation must also meet a Marketing covenant beginning with the quarter ended September 30, 2018, and an Occupancy covenant beginning with the quarter ended September 30, 2019. All outstanding issuances are secured by a deed of trust of certain facilities of the Corporation.

Management believes that the Corporation is in compliance with the covenants contained in the Master Trust Indenture, the Trust Agreements, and the Loan Agreements. To the extent that investment earnings are credited to the bond funds, future deposits to such accounts are reduced. Substantially all property and equipment is pledged as security.

NOTE 8 BENEFIT PLAN

The Corporation maintains a defined contribution savings retirement plan (the Plan) eligible to all employees. For all employees having been employed for one year, the Corporation makes a 100% match of an employee's contribution to the Plan up to 4% and a 1.5% discretionary contribution, each pay period. The Corporation's contributions to the Plan for the years ended September 30, 2020 and 2019 were \$422,885 and \$429,772, respectively.

NOTE 9 CONTINUING CARE LICENSE

In November 1992, the North Carolina Department of Insurance (the Department) issued a continuing care facility license to the Corporation, effective September 1, 1992. The license is restricted and may require the Corporation to provide quarterly interim financial and occupancy statements to the Department. Additionally, all prospective residents are required to sign an acknowledgement of receipt of the current disclosure statement.

NOTE 10 OPERATING RESERVE

The General Statutes of the state of North Carolina require that continuing care retirement communities, such as the Corporation, maintain an Operating Reserve equal to 50% of the current year's projected operating expenses. As provided in the statutes, the Commissioner of the North Carolina Department of Insurance may reduce the Operating Reserve requirement to 25% if the occupancy level of the facility is in excess of 90%, or such other reasons as deemed appropriate by the department.

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 10 OPERATING RESERVE (CONTINUED)

On September 30, 2020 and 2019, the Corporation's occupancy was above 90%, mandating the lower Operating Reserve requirement.

The Operating Reserve is funded with a portion of the Corporation's long-term investments, as permitted by state statute and the Corporation's investment policy.

NOTE 11 NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions consist of the following at September 30:

	<u>2020</u>	<u>2019</u>
Restricted for Time:		
Pledges Receivable	\$ 773,142	\$ 900,995
Restricted for Purpose:		
Capital Campaign	750,155	441,574
Other	88,747	1,604
Total	<u>\$ 1,612,044</u>	<u>\$ 1,344,173</u>

Net assets released from restriction relate to various Southminster initiatives and totaled \$167,158 and \$14,822 for the years ended September 30, 2020 and 2019, respectively.

NOTE 12 LIQUIDITY AND AVAILABILITY

Southminster invests cash in excess of short-term requirements in short-term investments. In addition, Southminster has long-term mutual funds and equity securities which are liquid within one week. Southminster also has \$5,000,000 available on an open line of credit.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following:

	<u>2020</u>	<u>2019</u>
Cash and Cash Equivalents	\$ 2,395,537	\$ 1,146,841
Investments:		
Cash and Cash Equivalents	1,238,851	114,068
Fixed Income Securities Funds	6,158,654	10,216,462
Equity Securities Funds	5,588,862	7,850,760
Equity Securities	4,911,672	5,684,427
Accounts Receivable, Net	231,847	286,201
Less: Net Assets with Donor Restrictions - Other	<u>(88,747)</u>	<u>(1,604)</u>
Total Financial Assets Available to Meet Liquidity Needs	<u>\$ 20,436,676</u>	<u>\$ 25,297,155</u>

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

NOTE 13 FAIR VALUE MEASUREMENTS

The Corporation uses fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures. For additional information on how the Corporation measures fair value refer to Note 1 – Organization and Summary of Significant Accounting Policies. The following tables present the fair value hierarchy for the balances of the assets and liabilities of the Corporation measured at fair value on a recurring basis as of September 30:

	2020			Total
	Level 1	Level 2	Level 3	
Assets:				
Assets Limited as to Use:				
Fixed Income	\$ 7,538,507	\$ -	\$ -	\$ 7,538,507
Fixed Income Securities Funds	1,660,577	-	-	1,660,577
U.S. Government Securities	6,085,506	-	-	6,085,506
Equity Securities Funds	2,139,471	-	-	2,139,471
Equity Securities	1,879,723	-	-	1,879,723
Subtotal	<u>19,303,784</u>	<u>-</u>	<u>-</u>	<u>19,303,784</u>
Investments:				
Fixed Income Securities Funds	6,158,654	-	-	6,158,654
Equity Securities Funds	5,588,862	-	-	5,588,862
Equity Securities	4,911,672	-	-	4,911,672
Subtotal	<u>16,659,188</u>	<u>-</u>	<u>-</u>	<u>16,659,188</u>
Total Assets Measured at Fair Value	<u>\$ 35,962,972</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 35,962,972</u>
	2019			Total
	Level 1	Level 2	Level 3	
Assets:				
Assets Limited as to Use:				
Fixed Income	\$ 38,427,887	\$ -	\$ -	\$ 38,427,887
Fixed Income Securities Funds	1,767,048	-	-	1,767,048
U.S. Government Securities	6,239,382	-	-	6,239,382
Equity Securities Funds	2,284,207	-	-	2,284,207
Equity Securities	1,653,905	-	-	1,653,905
Subtotal	<u>50,372,429</u>	<u>-</u>	<u>-</u>	<u>50,372,429</u>
Investments:				
Fixed Income Securities Funds	10,216,462	-	-	10,216,462
Equity Securities Funds	7,850,760	-	-	7,850,760
Equity Securities	5,684,427	-	-	5,684,427
Subtotal	<u>23,751,649</u>	<u>-</u>	<u>-</u>	<u>23,751,649</u>
Total Assets Measured at Fair Value	<u>\$ 74,124,078</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 74,124,078</u>

**SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019**

NOTE 14 FUNCTIONAL EXPENSES

Program, management, and fundraising expenses for the years ended September 30, 2020 and 2019 are summarized as follows:

	2020			
	Program Services	Management and General	Fundraising	Total
Salaries, Wages, and Employee Benefits	\$ 13,711,431	\$ 2,477,940	\$ 69,019	\$ 16,258,390
Maintenance, Housekeeping, and Utilities	2,401,721	53,626	-	2,455,347
Food and Related Supplies	1,510,142	-	-	1,510,142
Insurance	-	251,799	-	251,799
Consulting and Professional Fees	97,142	212,817	541	310,500
Other Operating Expenses	1,283,969	951,060	21,647	2,256,676
Depreciation	6,325,041	119,898	-	6,444,939
Amortization of Deferred Costs	19,241	-	-	19,241
Interest Expense	2,461,058	46,652	-	2,507,710
Loss on Disposal of Assets	39,464	-	-	39,464
Total Expenses by Function	<u>\$ 27,849,209</u>	<u>\$ 4,113,792</u>	<u>\$ 91,207</u>	<u>\$ 32,054,208</u>

	2019			
	Program Services	Management and General	Fundraising	Total
Salaries, Wages, and Employee Benefits	\$ 12,319,508	\$ 2,494,029	\$ 62,795	\$ 14,876,332
Maintenance, Housekeeping, and Utilities	2,345,805	57,528	-	2,403,333
Food and Related Supplies	1,414,359	-	-	1,414,359
Insurance	-	198,210	-	198,210
Consulting and Professional Fees	83,236	149,535	93,850	326,621
Other Operating Expenses	1,079,618	1,140,242	21,240	2,241,100
Depreciation	6,030,522	128,282	-	6,158,804
Amortization of Deferred Costs	2,977	-	-	2,977
Interest Expense	2,312,737	49,197	-	2,361,934
Loss on Disposal of Assets	21,886	-	-	21,886
Total Functional Expenses	<u>\$ 25,610,648</u>	<u>\$ 4,217,023</u>	<u>\$ 177,885</u>	<u>\$ 30,005,556</u>

The combined financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated on a square footage basis include depreciation and interest expense.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

NOTE 15 COMMITMENTS AND CONTINGENCIES

Health Care Industry

The Corporation is subject to legal proceedings and claims which arise in the ordinary course of business. The Corporation maintains liability insurance coverage for claims occurring during the policy year. Occurrence-based policies need only to be in effect on the date that an accident causing damage occurs in order to trigger coverage. In management's opinion, adequate provision has been made for amounts expected to be paid under the policy's deductible limits for claims not covered by the policy and any other uninsured liability.

Self-Insured Health Plan

The Corporation is self-insured for its employee health plan and purchases specific stop-loss protection for all claims over \$90,000 and aggregate stop-loss protection for total claims which exceed \$1,000,000. An accrual for the self-insurance program was established to provide for estimated claims incurred but not reported. This accrual totaled approximately \$156,000 and \$89,000 at September 30, 2020 and 2019, respectively, and is included in Accrued Payroll and Employee Benefits on the combined balance sheets.

Terrace Projects

In December 2017, the Corporation signed a construction contract to build and furnish a 30-unit independent living building (the South Terraces). The contract cost was \$18,414,239 as originally designed, with \$1,314,098 in executed change orders. A combination of funds from the 2017 and 2018 Bank Loans, as well as the Series 2018 Bonds, were used to pay for the costs of the project (see Note 7). The South Terraces were completed and fully occupied during the year ended September 30, 2019. Entrance fees totaling \$15,838,528 were received during the year ended September 30, 2019 and applied to outstanding amounts on the 2017 and 2018 Bank Loans.

In October 2018, the Corporation signed a construction contract to begin work on the building and furnishing of a 36-unit independent living building (the North Terraces). The contract stipulates that the cost of the project is to be capped at \$33,832,322 as originally designed. Change orders totaling \$1,041,940 have been executed. As of September 30, 2020, there are \$2,161,866 in remaining construction costs, including retainage. A combination of funds from the 2017 and 2018 Bank Loans, as well as the Series 2018 Bonds, are being used to pay for the costs of the project (see Note 7). The North Terraces were completed and began being occupied in August 2020.

Health Center Replacement Project

In May 2018, the Corporation signed a construction contract to build and furnish a replacement health center. The contract stipulates that the cost of the project is to be capped at \$57,165,009 as originally designed. Change orders totaling \$3,539,961 have been executed. As of September 30, 2020, there are \$3,201,728 in remaining construction costs, including retainage. Funds from the Series 2018 Bonds are being used to pay for the costs of the project (see Note 7). The health center replacement project was completed and occupied in November 2020.

SOUTHMINSTER, INC.
(SOUTHMINSTER, INC. AND SOUTHMINSTER FOUNDATION, INC.)
NOTES TO COMBINED FINANCIAL STATEMENTS
SEPTEMBER 30, 2020 AND 2019

NOTE 15 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Lease Agreement

During the year ended September 30, 2018, the Corporation terminated a lease agreement and entered into a new lease agreement with a third-party hospice provider. As part of those agreements, the Corporation committed to up to \$1,404,743 in capital improvements to dedicated space in the replacement health center. As of September 30, 2020, \$282,183 of this commitment remains.

NOTE 16 FUTURE ACCOUNTING AND REPORTING REQUIREMENTS

In February 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-02, *Leases*, which adds ASC 842 and updates various other sections throughout the ASC. The standard attempts to increase transparency and comparability among organizations by recognizing lease assets and lease liabilities on the balance sheet while disclosing relevant information regarding leasing arrangements. The ASU is currently effective for the Corporation for the year ending September 30, 2021. Management believes this standard will not have a material impact on the combined financial statements.

NOTE 17 RISKS AND UNCERTAINTIES

In March 2020, the World Health Organization declared COVID-19 a pandemic. The continued spread of COVID-19, or any similar outbreaks in the future, may adversely impact the local, regional, national, and global economies. The extent to which COVID-19 impacts the Corporations' results are dependent on the breadth and duration of the pandemic and could be affected by other factors currently unable to be predicted. For the Corporation, these impacts have included reductions in Health Care and Home Care revenues, as well as expenses incurred for infection control and COVID-19 staff testing. Those expenses are reflected in several lines of the Combined Statements of Operations. Management believes the Corporation is taking appropriate actions to mitigate the negative impact. However, the full impact is unknown and cannot be reasonably estimated at this time.

ATTACHMENT 2 -

- Five Year Forecast

SOUTHMINSTER, INC.

**PROJECTED FINANCIAL STATEMENTS AND
INDEPENDENT ACCOUNTANTS' COMPILATION REPORT**

**FOR THE FIVE YEARS ENDING
SEPTEMBER 30, 2021 THROUGH SEPTEMBER 30, 2025**



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INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors
Southminster, Inc.
Charlotte, North Carolina

Management is responsible for the accompanying projected financial statements of Southminster, Inc. (the Corporation), which comprise the projected balance sheets as of September 30, 2021, 2022, 2023, 2024 and 2025, and the related projected statements of operations and changes in net deficit, and cash flows for the years then ending, and the related summaries of significant projection assumptions and accounting policies in accordance with the guidelines for presentation of a financial projection established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the projected financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this projection.

Furthermore, even if Southminster is able to construct, finance, fill, and operate the Top of East Project (the "Hypothetical Assumption" as defined hereinafter) there will usually be differences between the projection and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

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

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
February 26, 2021

SOUTHMINSTER, INC.
PROJECTED STATEMENTS OF OPERATIONS AND CHANGES IN NET DEFICIT
ASSUMING THE HYPOTHETICAL ASSUMPTION DESCRIBED IN PAGE 5
FOR THE YEARS ENDING SEPTEMBER 30,

	2021	2022	2023	2024	2025
REVENUES, GAINS, AND OTHER SUPPORT					
Independent Living Revenue	\$ 17,560,088	\$ 18,132,407	\$ 19,533,544	\$ 20,527,851	\$ 21,030,857
Healthcare Revenue	8,356,273	9,707,854	11,062,197	11,731,118	12,237,372
Earned Entrance Fees	7,803,120	9,342,389	10,235,288	10,379,888	10,543,337
Investment Income	533,035	693,946	744,972	744,808	768,113
Contributions	560,000	576,800	594,104	611,927	630,285
Net Assets Released from Restrictions	125,000	-	-	-	-
Other Income	1,434,039	1,168,743	1,195,545	1,218,940	1,247,212
Total Revenues, Gains and Other Support	36,371,555	39,622,139	43,365,650	45,214,532	46,457,176
OPERATING EXPENSES					
Healthcare Expenses	5,215,229	5,273,737	5,435,712	5,602,699	5,774,856
Administrative Expenses	5,420,700	5,262,989	5,763,326	6,001,270	6,202,171
Maintenance Expenses	4,107,653	4,234,834	4,442,547	4,593,383	4,732,067
Laundry Expenses	150,107	154,951	165,845	172,139	177,304
Housekeeping Expenses	1,536,157	1,585,899	1,653,626	1,707,491	1,758,721
Dietary Expenses	4,692,685	4,843,378	5,036,965	5,213,158	5,371,642
Other Expenses	4,012,011	4,142,486	4,266,763	4,394,769	4,526,615
Depreciation	9,768,422	10,207,939	11,137,472	11,641,642	11,879,446
Amortization	17,676	15,381	15,381	15,381	15,381
Interest Expense	6,702,898	6,627,080	6,894,759	6,657,022	6,367,038
Total Operating Expenses	41,623,538	42,348,674	44,812,396	45,998,954	46,805,241
OPERATING INCOME (LOSS)	(5,251,983)	(2,726,535)	(1,446,746)	(784,422)	(348,065)
OTHER CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS					
Net assets released from restrictions	-	-	1,301,230	138,450	88,600
INCREASE IN UNRESTRICTED NET ASSETS (DEFICIT) WITHOUT DONOR RESTRICTIONS	\$ (5,251,983)	\$ (2,726,535)	\$ (145,516)	\$ (645,972)	\$ (259,465)
NET ASSETS (DEFICIT) WITHOUT DONOR RESTRICTIONS, BEGINNING OF YEAR	(9,431,830)	(14,683,813)	(17,410,348)	(17,555,864)	(18,201,836)
NET ASSETS (DEFICIT) WITHOUT DONOR RESTRICTIONS, END OF YEAR	\$ (14,683,813)	\$ (17,410,348)	\$ (17,555,864)	\$ (18,201,836)	\$ (18,461,301)
NET ASSETS WITH DONOR RESTRICTIONS					
Net assets released from restrictions	\$ (125,000)	\$ -	\$ (1,301,230)	\$ (138,450)	\$ (88,600)
Contributions	100,000	114,500	13,150	13,800	15,775
CHANGE IN NET ASSETS WITH DONOR RESTRICTIONS	\$ (25,000)	\$ 114,500	\$ (1,288,080)	\$ (124,650)	\$ (72,825)
NET ASSETS WITH DONOR RESTRICTIONS, BEGINNING OF YEAR	1,612,044	1,587,044	1,701,544	413,464	288,814
NET ASSETS WITH DONOR RESTRICTIONS, END OF YEAR	\$ 1,587,044	\$ 1,701,544	\$ 413,464	\$ 288,814	\$ 215,989
CHANGE IN NET ASSETS (DEFICIT)	\$ (5,276,983)	\$ (2,612,035)	\$ (1,433,596)	\$ (770,622)	\$ (332,290)
NET DEFICIT, BEGINNING OF YEAR	(7,819,786)	(13,096,769)	(15,708,804)	(17,142,400)	(17,913,022)
NET DEFICIT, END OF YEAR	\$ (13,096,769)	\$ (15,708,804)	\$ (17,142,400)	\$ (17,913,022)	\$ (18,245,312)

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

SOUTHMINSTER, INC.
PROJECTED STATEMENTS OF CASH FLOWS
ASSUMING THE HYPOTHETICAL ASSUMPTION DESCRIBED IN PAGE 5
FOR THE YEARS ENDING SEPTEMBER 30,

	2021	2022	2023	2024	2025
CASH FLOWS FROM OPERATING ACTIVITIES					
Change in net deficit	\$ (5,276,983)	\$ (2,612,035)	\$ (1,433,596)	\$ (770,622)	\$ (332,290)
Adjustments to reconcile change in net deficit to net cash provided by (used in) operating activities:					
Depreciation and amortization	9,786,098	10,223,320	11,152,853	11,657,023	11,894,827
Amortization of debt issuance cost	133,678	145,185	151,425	136,748	124,483
Change in other assets	136,726	127,592	75,160	49,525	44,700
(Increase) decrease in prepaids and receivables	670,941	(5,808)	23,665	(3,743)	(12,928)
Increase (decrease) in current liabilities	2,576,283	(214,626)	28,725	12,560	32,027
Earned entrance fees	(7,803,120)	(9,342,389)	(10,235,288)	(10,379,888)	(10,543,337)
Amortization of premium	(573,840)	(557,505)	(540,397)	(522,440)	(503,594)
Net cash provided by (used in) operating activities	(350,217)	(2,236,266)	(777,453)	179,163	703,888
CASH FLOWS FROM INVESTING ACTIVITIES					
Decrease (Increase) in investments	(291,705)	1,137,825	(1,760,823)	3,859,575	(5,308,001)
Fixed asset additions	(16,725,086)	(22,939,640)	(8,005,237)	(4,000,000)	(4,000,000)
Decrease (increase) in assets limited as to use	5,352,012	(413,328)	599,003	(899,310)	419,713
Net cash used in investing activities	(11,664,779)	(22,215,143)	(9,167,057)	(1,039,735)	(8,888,288)
CASH FLOWS FROM FINANCING ACTIVITIES					
Proceeds from entrance fees and deposits, net	12,991,350	9,983,000	23,740,999	10,979,001	11,133,000
Proceeds from bank loans	3,896,992	17,158,000	3,032,000	-	-
Debt issuance costs	(226,000)	-	-	-	-
Repayments of long-term debt	(6,751,009)	(2,444,124)	(16,532,354)	(8,658,584)	(3,005,600)
Net cash provided by financing activities	9,911,333	24,696,876	10,240,645	2,320,417	8,127,400
NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	\$ (2,103,663)	\$ 245,467	\$ 296,135	\$ 1,459,845	\$ (57,000)
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, BEGINNING OF YEAR	9,768,826	7,861,415	8,135,948	8,539,813	10,079,968
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH, END OF YEAR	\$ 7,665,163	\$ 8,106,882	\$ 8,432,083	\$ 9,999,658	\$ 10,022,968
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION					
Cash and Cash Equivalents	\$ 390,000	\$ 650,000	\$ 1,000,000	\$ 2,500,000	\$ 2,500,000
Cash Held Under Bond Agreements	7,275,163	7,456,882	7,432,083	7,499,658	7,522,968
Total Cash, Cash Equivalents, and Restricted Cash	\$ 7,665,163	\$ 8,106,882	\$ 8,432,083	\$ 9,999,658	\$ 10,022,968
Supplementary Disclosure: Interest paid during year	\$ 7,174,647	\$ 7,526,507	\$ 7,425,103	\$ 7,117,559	\$ 6,804,149

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

SOUTHMINSTER, INC.
PROJECTED BALANCE SHEETS
ASSUMING THE HYPOTHETICAL ASSUMPTION DESCRIBED IN PAGE 5
AT SEPTEMBER 30,

	2021	2022	2023	2024	2025
ASSETS					
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 390,000	\$ 650,000	\$ 1,000,000	\$ 2,500,000	\$ 2,500,000
Short-Term Investments	3,200,000	329,124	-	-	-
Accounts Receivable, Net	238,802	245,966	253,345	260,945	268,773
Other Current Assets	919,368	918,012	886,968	883,111	888,211
Assets Limited As To Use - Current	5,645,997	5,660,530	5,714,395	5,754,550	5,811,550
Total Current Assets	10,394,167	7,803,632	7,854,708	9,398,606	9,468,534
ASSETS LIMITED AS TO USE					
Bond Funds	5,645,997	5,660,530	5,714,395	5,754,550	5,811,550
Debt Service Reserve Funds and Project Fund	9,029,538	9,029,538	9,029,538	9,029,538	9,029,538
Southminster Community Fund	50,000	50,000	50,000	50,000	50,000
Capital Campaign Fund	1,043,230	1,301,230	138,450	88,600	65,300
Operating Reserve Fund Required Under North Carolina Statutes	6,258,723	6,384,985	6,841,032	7,709,882	7,199,469
Total Assets Limited As To Use	22,027,488	22,426,283	21,773,415	22,632,570	22,155,857
Less Current Portion	(5,645,997)	(5,660,530)	(5,714,395)	(5,754,550)	(5,811,550)
Assets Limited As To Use, Net of Current Portion	16,381,491	16,765,753	16,059,020	16,878,020	16,344,307
PROPERTY AND EQUIPMENT					
Less Accumulated Depreciation	(84,620,240)	(94,828,179)	(105,965,651)	(117,607,293)	(129,486,739)
Net Property and Equipment	191,380,921	203,362,622	200,230,387	192,588,745	184,709,299
LONG-TERM INVESTMENTS					
	14,989,744	16,722,795	18,812,742	14,953,167	20,261,168
DEFERRED COSTS AND OTHER ASSETS					
	812,317	669,344	578,803	513,897	453,816
TOTAL ASSETS	\$ 233,958,640	\$ 245,324,146	\$ 243,535,660	\$ 234,332,435	\$ 231,237,124
<hr/>					
	2021	2022	2023	2024	2025
LIABILITIES AND NET ASSETS (DEFICIT)					
CURRENT LIABILITIES					
Accounts Payable	\$ 1,897,713	\$ 964,251	\$ 993,179	\$ 1,022,974	\$ 1,053,663
Accrued Expenses	1,810,085	1,864,388	1,920,320	1,977,930	2,037,268
Accrued Interest	3,530,997	3,445,530	3,389,395	3,314,550	3,256,550
Current Portion of Long-Term Debt	2,444,124	2,734,124	8,520,134	2,917,000	3,047,000
Total Current Liabilities	9,682,919	9,008,293	14,823,028	9,232,454	9,394,481
LONG-TERM DEBT, NET OF CURRENT PORTION					
Less Bond Issue Cost	(2,620,789)	(2,475,604)	(2,324,179)	(2,187,431)	(2,062,948)
Long-Term Debt, Net	152,636,176	166,647,732	146,972,396	143,531,254	140,016,543
ADVANCE ENTRANCE FEE DEPOSITS					
	905,569	905,569	905,569	905,569	905,569
DEFERRED REVENUE - NONREFUNDABLE ENTRANCE FEES					
	39,903,435	40,799,665	60,895,526	61,671,062	62,464,413
DEFERRED REVENUE - REFUNDABLE ENTRANCE FEES					
	17,101,472	17,485,571	8,978,242	9,254,337	9,533,575
REFUNDABLE ENTRANCE FEES					
	26,825,838	26,186,120	28,103,299	27,650,781	27,167,855
Total Liabilities	247,055,409	261,032,950	260,678,060	252,245,457	249,482,436
NET ASSETS (DEFICIT):					
Net Assets (Deficit) Without Donor Restrictions	(14,683,813)	(17,410,348)	(17,555,864)	(18,201,836)	(18,461,301)
Net Assets With Donor Restrictions	1,587,044	1,701,544	413,464	288,814	215,989
Total Net Assets (Deficit):	(13,096,769)	(15,708,804)	(17,142,400)	(17,913,022)	(18,245,312)
TOTAL LIABILITIES AND NET ASSETS (DEFICIT)	\$ 233,958,640	\$ 245,324,146	\$ 243,535,660	\$ 234,332,435	\$ 231,237,124

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

Summary of Significant Projection Assumptions and Accounting Policies

Background and Information

Basis of Presentation

The accompanying financial projection presents, to the best of the knowledge and belief of management (“Management”) of Southminster, Inc., a North Carolina nonprofit corporation (the “Corporation”), the Corporation’s expected financial position, results of operations and cash flows as of September 30, 2021, 2022, 2023, 2024 and 2025 and for each of the years then ending (the “Projection Period”).

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

Management has prepared its financial projection assuming the following hypothetical assumptions (the Hypothetical Assumption”):

- Management assumes that Southminster would construct, finance, fill and operate the Top of East project (formerly referred to as the Retrofit Project), as described further hereinafter.

Hypothetical assumptions are not derived from sources that are based upon supporting documentation such as contracts, agreements or other empirical data. Because of the nature of financial projections, a hypothetical assumption is not intended to provide a reasonable basis for the presentation.

Accordingly, the financial projection reflects Management’s judgment as of February 26, 2021, the date of this projection, of the expected conditions and its expected course of action during the projected period. The assumptions disclosed herein are the assumptions which Management believes are significant to the financial projection. There usually will be differences between the projection and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial projection does not include Southminster Foundation, Inc. (the “Foundation”), an affiliate of the Corporation. The activities of the Southminster Foundation, Inc., have ceased and are expected to remain inactive during the Projection Period. The Foundation is not obligated for any payments under the Series 2016 Bonds, Series 2018 Bonds, or any taxable bank loans entered into by the Corporation.

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

Background of the Corporation

The Corporation owns and operates a Life Plan Community (also known as continuing care retirement community) known as “Southminster” located in Charlotte, North Carolina. Southminster offers its residents use of independent living units and care in its health center in accordance with the terms of a Residence and Services Agreement (as defined subsequently hereinafter) entered into by the Corporation with each resident. The Corporation is a North Carolina nonprofit corporation organized in 1984 to construct and operate Southminster. Southminster opened for operations in May 1987.

See accompanying Independent Accountants’ Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Background and Information (continued)

The Corporation has received a determination that it is exempt from federal income taxation as an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The Corporation is classified as a public charity under Section 509a(1).

Southminster is not a legal entity separate from the Corporation. Southminster is the name under which the Corporation operates its Life Plan Community. The management and staff of the Corporation, under the direction of the board of directors of the Corporation, manage Southminster.

Southminster Foundation, Inc. (the “Foundation”) is a North Carolina nonprofit corporation that was established to operate exclusively for the benefit of the Corporation, primarily through financial support to residents of Southminster who are unable to meet their financial obligations. Effective October 1, 2013, the operations of the Foundation were moved into the operations of Southminster. As such, the financial projections included herein contain contribution income and resident support previously recorded on the books and records of the Foundation.

The business and other affairs of the Corporation are governed by a 18-member board of directors, comprised of 13 voting members, 1 non-voting founding director and 4 non-voting Chairs Emeritus. The Corporation is affiliated with Christ Episcopal Church and Myers Park Baptist Church, both of which are located in Charlotte, North Carolina. Although not all of the directors are associated with the sponsoring churches, the governing bodies of the two churches ratify those persons nominated to serve as directors.

Southminster is an entrance fee community located on approximately 27 acres of land at 8919 Park Road, Charlotte, North Carolina, consisting of 29 one-story duplex-triplex cottage units, 66 Terrace units (discussed below), and a main building that includes 208 independent living apartments, dining rooms, the main kitchen, common rooms for activities and social interactions, a library, administrative offices, and all the necessary support service areas for the normal functioning of the community (e.g., maintenance, housekeeping, resident storage spaces, etc.). The HC Replacement building is attached to the main building and houses 25 licensed assisted living beds and 60 licensed nursing beds (discussed below).

Existing Independent Living Units

The existing independent living units of Southminster (the “Existing Independent Living Units”) consist of apartments and duplex/triplex cottage units. The apartments are contained within three- and eight-story main buildings and are connected to common areas and healthcare service facilities via enclosed walkways and elevators. Floor plans vary depending on location and include studio, one, and two-bedroom units, with either one or two bathrooms. Most units include either a patio or balcony, storage facilities, monitored emergency fire and safety systems, and central heating and air conditioning with individual thermostatic controls. Some units also include washer/dryer units. The cottage floor plans also vary in design and size, but include two bedrooms and a den. Southminster has combined some units in its original building to make larger units and continues to look for further opportunities to do so.

South Terraces Project

The Corporation has completed construction for the addition of 30 independent living units (the “South Terraces”, formerly the “Terraces 1 Independent Living Units,” the “Terraces 1 Project,” or “Terraces 1”). The South Terraces are located on the existing campus, the design of which is sometimes referred to as “hybrids” since each building captures the socialization and community sometimes found in larger buildings along with some of the independent experience oftentimes associated with cottages. All residents have access to underground parking, and elevators to each building floor. Furthermore, units have at least two sides with windows, greatly enhancing lighting and visual access to the outdoors. Construction of the South Terraces began December 2017. A Temporary Certificate of Occupancy was issued on May 6, 2019. A Certificate of Occupancy was subsequently issued on June 24, 2019 and by July 31, 2019 all 30 South Terraces homes were occupied.

See accompanying Independent Accountants’ Compilation Report

Background and Information (continued)

North Terraces Project

The Corporation has completed construction for the addition of 36 new independent living units (the “North Terraces”, formerly the “Terraces 2 Independent Living Units,” the “Terraces 2 Project,” “Terraces 2” or “Future Project IL Units”). The North Terraces are located on the existing campus and are similar in design to the South Terraces, with units having at least two sides with windows. A two-level underground parking deck was constructed to add additional parking for the campus, and there are elevators accessing each floor of the building. Construction began October 2018 and was completed in August 2020, with a Temporary Certificate of Occupancy issued on August 14, 2020 and a Certificate of Occupancy issued on December 11, 2020. Residents had taken possession of all 36 units by January 31, 2021. The South Terraces and the North Terraces will collectively be known as the “Terraces”.

HC Replacement Project

The Corporation completed construction of a replacement health center that completely replaced the previous nursing, assisted living and memory support units with a new replacement building that greatly enhances the resident experience by creating programming and living space more aligned with person centered care (the “HC Replacement Project”). The HC Replacement Project did not add any additional healthcare units to the campus, though it did provide additional common areas, a significant addition to structured parking on the campus, and a reconfigured loading dock. Construction began with early site work in April 2018 and was completed in October 2020. A Certificate of Occupancy was issued on October 28, 2020 and Southminster health center residents began occupying the building on November 4, 2020.

As noted above, the HC Replacement Project replaced the Existing Health Center although the complement of total units will remain the same. Management notes that the generic use of the term “Health Center” describes in aggregate the complement of assisted living units and nursing units, whether before or after completion of the HC Replacement Project.

Top of East Project

Management is planning to renovate vacated space on the third floor of its east wing to add 20 additional independent living units in the space previously occupied by its former health center. This independent living unit addition (the “Top of East”, “Top of East Project”, or “Project”), formerly referred to as the “Retrofit Project”, is in the design and preconstruction phases. Management has included this project in its projection as it believes that it is likely that it will proceed with the Top of East Project. As of the date of this report, Management is in the planning phase and has included the construction, operations and fill of the Top of East Project as a hypothetical assumption.

Assisted Living

The Health Center includes 25 licensed assisted living units (all private) with additional memory support care, where needed. Each unit is equipped with individually controlled heating and air-conditioning, cable hook-ups, a phone jack and an emergency call system. Assisted living residents receive nursing staff attention daily. Residents also receive assistance with medication, bathing, dressing and grooming; linen and housekeeping service; activities and social service programs; and meals three times per day. Residents may be directly admitted into this level of care from the outside community under a Residence and Services Agreement. With the completion of the HC Replacement Project, all assisted living units are one-bedroom suites.

Nursing Care

The Health Center also includes 60 licensed nursing care beds (all private). The Health Center provides nursing care residents 24-hour supervision and assistance in activities of daily living and health-related care. Bathing facilities, a dining room, and common rooms are also included in this area. Residents may be directly admitted into

Summary of Significant Projection Assumptions and Accounting Policies

Background and Information (continued)

this level of care from the outside community under a Residence and Services Agreement. With the completion of the HC Replacement Project, all nursing units are private rooms with their own bathrooms with showers.

Common Areas

The common areas are located throughout the main building. They serve as gathering places for residents and include a wellness aquatic center, theater, dining rooms, multi-purpose rooms, lounges, central kitchen, library, administration areas, common rooms for activities and social interactions, resident storage spaces, exercise room, and facilities for beautician services. Southminster may also provide facilities for the sale of sundry items, and other amenity areas dependent on Southminster's determination of demand or the availability of providers.

Residents moving into Southminster are admitted under a Residence and Services Agreement, which specifies the terms and conditions, and obligations for residing at Southminster. For copies of the Residence and Services Agreement, please refer to the disclosure statement.

Table 1
Unit Configuration Before and After Completion of the Projects by Type, Number and Weighted Average Square Footage

Unit Type	Existing Facility and Terraces Units ⁽¹⁾	Number of Existing Units Eliminated	HC		Total	Existing Average Square Footage by Unit Type	HC	
			Replacement Project Number of Units	Top of East Project Number of Units			Replacement Project Average Square Footage by Unit Type	Top of East Project Average Square Footage by Unit Type
<i>Independent Living Units</i>								
Apartments:								
Studio	2				2	292		
One-bedroom	46				46	598 - 782		
One-bedroom/den	12				12	955 - 1,137		
One-bedroom with den-expansion	24				24	1,080 - 1,390		
Two-bedrooms	43			11	54	955 - 1,345		1,478 - 3,119
Two-bedrooms-expansion	29				29	1,280 - 2,260		
Two-bedrooms/den or great room	16			9	25	1,276 - 1,995		1,491 - 1,974
Two-bedrooms with den-expansion	36				36	1,465 - 3,190		
Terraces:								
Two-bedrooms	12				12	1,383 - 1,563		
Two-bedrooms with den	54				54	1,602 - 2,140		
Cottages:								
Small sunroom	4				4	1,500		
Large sunroom	25				25	1,800 - 1,900		
Total Independent Living Units	303	-	-	20	323			
<i>Assisted Living</i>								
Assisted Living	25	(25)	25		25	256 - 308	600	
<i>Skilled Nursing</i>								
Private	56	(56)	60		60	150	300	
Semi-private	4	(4)	0		0	200		
Total Health Care Units and Beds	85	(85)	85		85			
Total Campus Units and Beds	388	(85)	85	20	408			

Source: Management

Notes: (1) Two guest rooms have been excluded from the unit count above.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Background and Information (continued)

**Table 2
Timeline for the Project**

Event	Top of East Project
Obtain Bank Financing	June 2021
Begin construction	June 2021
Projected construction completion	November 2022
Fill-up begins	November 2022
Project Stablized Occupancy Achieved (95%)	April 2023

Source: Management

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Summary of Significant Accounting Policies

Basis of Accounting

The Corporation maintains its accounting and financial records using the accrual method of accounting.

Cash and Cash Equivalents

All liquid investments with a maturity of three months or less at the time of purchase and not limited as to their use or designated as long-term investments are considered to be cash equivalents.

Accounts Receivable, Net

Accounts receivable consist of resident monthly service fees and other resident charges. When deemed necessary, the Corporation provides an allowance for uncollectible accounts using management's estimate about the collectability of any past due accounts. Accounts past due are individually analyzed for collectability. Accounts receivable that management determines will be uncollectible are written off upon such determination.

Assets Limited as to Use

Assets limited as to use include funds held by the trustee under bond indenture agreements, the Southminster Community Fund, the operating reserve required by the North Carolina Department of Insurance, and proceeds from the capital campaign for the Replacement Health Center.

Management classifies as current the portion of assets whose use is limited that are available to meet current liabilities.

Property and Equipment

Property and equipment is stated at cost. Assets contributed to the Corporation are recorded at their fair market value at the date of receipt. Routine maintenance, repairs, renewals, and replacement costs are charged to expense. Expenditures which materially increase the value, change the capacities or extend the useful lives of existing assets are capitalized. Depreciation is computed by the straight-line method over the estimated useful lives of the assets, which range from 3 to 30 years. Interest costs incurred during the construction period of significant construction projects are capitalized as a cost of the constructed asset and amortized over the useful life of the asset.

Long-Term Investments

Investments in equity and debt securities are measured at fair value in the accompanying projected financial statements. Investment income (including realized gains and losses on investments, interest and dividends) is included in operating income unless the income is restricted by donor or law. Unrealized gains and losses on investments, if any, are excluded from operating income.

Short-Term Investments

As a result of the varying cash flow needs associated with significant capital expansion, Management has projected short-term investment needs that it anticipates will be converted and utilized for cash flow management purposes through 2022.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Summary of Significant Accounting Policies (continued)

Deferred Costs and Other Assets

Deferred costs include sales commissions associated with acquiring expansion residential contracts and are deferred until construction is complete and units are available for occupancy. Management amortizes such costs over the estimated average life expectancy of the residents. Other Assets include long-term pledges that consist of promises to pay from various individuals and foundations. Management estimates the present value of such pledges at net realizable value.

Bond Issuance Costs

Issuance costs are deferred and amortized over the terms of the related bond issue. Debt issuance costs consist of costs incurred from the issuance of revenue bonds benefiting the Corporation and include underwriter's discounts, legal and consulting fees, and printing costs.

Debt issuance costs are presented in the projected balance sheets as a deduction from the carrying amount of the related liability and amortization expense associated with the debt issuance costs is shown as a component of interest expense.

Entrance Fees

The Residence and Services Agreement, which is entered into at the time a prospective resident pays a deposit equal to 10% of the published entrance fee, specifies the services to be provided by the Corporation and the respective rights and duties of the Corporation and resident. The liability associated with these advance deposits is reported as advance entrance fee deposits in the accompanying projected balance sheets. Prospective residents applying for direct admission to the Health Center are subject to the same terms and conditions as those applying for independent living units.

The Corporation offers a standard contract in which entrance fees may be refunded on a pro rata basis to residents vacating a unit in the first 20 months of occupancy. Once a unit is occupied, entrance fees are recorded as deferred entrance fee revenue. The deferred revenue on standard contracts is recognized as income over the actuarially determined life of the resident.

The Corporation offers two refundable entrance fee plans. Under these plans, a new resident can elect to pay a higher entrance fee, a portion of which is refundable when the unit is vacated and subsequently occupied by a new resident. The refundable fees under this option are classified in the accompanying projected balance sheets as refundable entrance fees.

Net Assets (Deficit)

Net assets with donor restrictions are those whose use by the Corporation has been limited by donors to a specific time period or purpose. The Corporation reports contributions of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. 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 and reported in the projected statements of operations and changes in net assets as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period as received are reflected as unrestricted contributions in the accompanying projected financial statements. The Corporation's net assets with donor restrictions are comprised of net assets that are temporarily restricted in nature either due to a time or purpose restriction. The Corporation does not project any donor restricted net assets that are permanent in nature. In 2023, 2024, and 2025, the Corporation has projected that \$1,301,230, \$138,450

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Summary of Significant Accounting Policies (continued)

and \$88,600, respectively, of donor restricted net assets will meet its purpose or time restriction (for use towards the repayment of debt related to the health care expansion or for the payment of construction and other costs related to the health care expansion in excess of contracted amounts) as noted on the projected statements of operations and changes in net assets.

The Corporation reports contributions of property and equipment (or other long-lived assets) as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Contributions of long-lived assets with explicit restrictions that specify how the assets are to be used and contributions of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations about how long these assets must be maintained, the Corporation reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

Estimated Obligation to Provide Future Services to Continuing Care Residents

The Corporation annually calculates the present value (using a 5.5 percent discount factor) of the net cost of future services and the use of facilities to be provided to current residents and compares that amount with the balance of deferred entrance fee revenue. If the present value of the estimated cost of future services and use of facilities to be provided to current residents exceeds the deferred revenue from entrance fees and the present value of periodic fees, a liability is recorded (obligation to provide future services) with the corresponding change to income. Management does not project a liability for the Projection Period.

Independent Living, Healthcare, and Other Revenues

Independent living revenue and healthcare revenue consists of monthly resident Independent Living Unit and Health Center per diem charges and other revenues associated with resident services and are recorded when earned.

Home care revenue associated with off-campus cases is included in other income during the Projection Period.

Income and Property Taxes

The Corporation has received a determination that it is exempt from federal income taxation as an organization described in Section 501(c)(3) of the Code. The Corporation is classified as a public charity under Section 509a(1). The Corporation is also exempt from state income taxes and files for, and receives, reimbursement for paid sales taxes.

The Corporation is also currently exempt from property taxes. Management has projected that they will continue to be exempt from property taxes during the Projection Period.

The Corporation adopted guidance in the income tax standard regarding recognition and measurement of uncertain tax positions. The implementation has had no impact on the Corporation's projected financial statements.

Use of Estimates

The preparation of projected financial statements in conformity with U.S. generally accepted accounting principles 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 projected financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Summary of Significant Accounting Policies (continued)

Risks and Uncertainties

The Corporation holds investments in a variety of investment funds. In general, investments are exposed to various risks, such as interest rate, credit and overall market volatility risk. While no changes in investments have been projected, due to the level of risk associated with certain investments, it is reasonably possible that changes in the values of the investments will continue to occur in the near term and that such changes could materially affect the Corporation's investment balances and the amounts reported in the projected balance sheets of the Corporation.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenue

Revenue for the Corporation is generated primarily as follows:

- Independent Living Revenue- Reflects revenue from monthly service fees for the Existing Independent Living Units, the Terraces, and the Top of East Project.
- Healthcare Revenue- Reflects revenue from per diem charges from the assisted living and nursing residents as well as in-house home care fees.
- Earned Entrance Fees- Reflects revenue (non cash) associated with the amortization of deferred revenue from entrance fees.

Revenue for the Existing Independent Living Units, the Terraces, and the Top of East Project is based on the monthly service fees assumed by Management to be charged to the residents and the assumed utilization of the Existing Independent Living Units, the Terraces, and the Top of East Project. Healthcare revenues consist of funds generated from services provided to residents transferring from the independent living units, and those services provided to residents directly admitted into either assisted living or nursing. Healthcare revenue also includes home care revenue being provided to residents.

Projected Occupancy Levels

Projected occupancy for the Corporation's Existing Independent Living Units, Terraces, and the Top of East Project is based upon the historical experience of Management and the actuarial report, giving consideration to current economic conditions and expectations of ongoing success in its marketing activities.

Occupancy of the assisted living units and nursing beds is projected to be from Existing Independent Living Units, Terraces, and Top of East Project transfers as well as a limited number of direct admissions. Nursing bed occupancy is based primarily on internal transfers from Existing Independent Living Units, Terraces, the Top of East Project, and assisted living units. Projected resident transfers from independent living to assisted living or nursing have been provided by Management.

The following tables present the projected occupancy for Independent Living Units, as projected by Management. In the table that follows, the overall occupancy and available units is based on the units being open for a partial year.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenue (continued)

Table 3
Southminster
Projected Utilization of the Independent Living Units

Year Ending September 30,	Average Number of Independent Living Units Occupied	Average Number of Independent Living Units Available	Average Occupancy Percentage
Projected:			
2021	297	303	98.0%
2022	297	303	98.0%
2023	310	320	96.9%
2024	316	323	97.8%
2025	316	323	97.8%

Source: Management

The projected double occupancy percentages in the independent living units are based upon assumptions provided by Management and are as follows:

Table 4
Projected Second Person Occupancy of the Independent Living Units

Year Ending September 30,	Average Number of Independent Living Units Occupied	Average Number of Independent Living Units with Double Occupants	Double Occupancy Percentage
Projected:			
2021	297	98	33.0%
2022	297	93	31.3%
2023	310	97	31.3%
2024	316	98	31.0%
2025	316	94	29.7%

Source: Management

The combined 85 Health Center beds are all located in the HC Replacement building. For reasons of operating efficiency and regulatory requirements, assisted living residents may be placed in a skilled nursing unit (but not vice versa). Daily rates are based on level of care, not the physical location of the resident's room.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenue (continued)

Table 5
Southminster
Projected Utilization of the Assisted Living and Memory Support Units

Projected Year Ending September 30,	Average Number of Available Units	Total Residents	Average Percent Occupancy
2021	25	24	96.0%
2022	25	24	96.0%
2023	25	24	96.0%
2024	25	24	96.0%
2025	25	24	96.0%

Source: Management

Table 6
Southminster
Projected Utilization of the Skilled Nursing Units

Projected Year Ending September 30,	Average Number of Available Units	Total Residents	Average Percent Occupancy
2021	60	38	63.3%
2022	60	41	68.3%
2023	60	46	76.7%
2024	60	48	80.0%
2025	60	49	81.7%

Source: Management

Projected Entrance and Monthly Service Fees

The following tables summarize the entrance fees, monthly service fees and daily rates.

From time to time, Management may implement special incentives and move-in incentives with the effect of reducing the entrance fees or reducing net cash flow depending on the incentive. These are currently not being offered nor are they contemplated during the Projection Period.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenue (continued)

**Table 7A
Southminster
Monthly Service and Entrance Fees through September 30, 2021**

Unit Type	Units	Monthly Service Fee ⁽¹⁾	Entrance Fee ⁽²⁾
<i>Existing Independent Living Units:</i>			
<i>Apartments:</i>			
Studio	2	\$3,003	\$48,800
One-bedroom	46	\$3,572 - \$3,749	\$99,000 - \$151,400
One-bedroom/den	12	\$3,867 - \$4,056	\$199,600 - \$275,200
One-bedroom with den - 2007 expansion	24	\$4,056 - \$4,326	\$269,000 - \$341,500
Two-bedrooms	43	\$3,867 - \$4,327	\$210,100 - \$339,500
Two-bedrooms -2007 expansion	29	\$4,326 - \$4,928	\$363,100 - \$620,000
Two-bedrooms/den or great room	16	\$4,327 - \$5,157	\$297,000 - \$528,300
Two-bedrooms with den - 2007 expansion	36	\$4,551 - \$5,464	\$407,500 - \$869,900
Two Bedroom - Terraces	12	\$4,551 - \$4,627	\$391,500 - \$427,400
Two Bedroom with den - Terraces	54	\$4,704 - \$5,234	\$466,500 - \$635,600
<i>Cottages:</i>			
Small sunroom	4	\$3,858	\$324,400
Large sunroom	25	\$3,993	\$374,900 - \$427,500
Second Person Fees		\$2,000	\$25,000
Total Independent Living Units	303		
<i>Assisted Living</i>			
Assisted Living	25	\$261 - \$314	\$32,000 - \$40,000 ⁽³⁾
Assisted Living Memory Support (Pricing)		\$341 - \$394	\$32,000 - \$40,000 ⁽³⁾
Total Assisted Living Units	25		
<i>Skilled Nursing</i>			
Private	60	\$409 - \$431	\$17,500 - \$25,000 ⁽³⁾
Total Nursing Units	60		
Total Units/Beds	388		

Source: Management

- (1) Residents admitted directly to health care units/beds are charged daily rates, as shown.
- (2) Entrance fees listed above are for the Standard Plan (0%) refundable. Management also offers a 90% Refundable Plan and 50% Refundable Plan priced higher than the pricing shown in this table.
- (3) Entrance fees required for direct admission residents only.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenue (continued)

Table 7B
Southminster
Top of East Independent Living Unit Project Fees through September 30, 2021⁽¹⁾

Unit Type	Units	Monthly Service Fee	Entrance Fee ⁽²⁾
<i>Top of East Independent Living Units</i>			
Apartments:			
Two-bedrooms	11	\$4,595 - \$4,928	\$409,406 - \$564,690
Two-bedrooms/den or great room	9	\$4,742 - \$6,393	\$505,975 - \$963,867
Second Person Fees		\$2,000	\$25,000
Total Top of East Project Independent Living Units	20		

Source: Management

- (1) Fees noted above are anticipated to increase 3 percent per year beginning in 2022.
- (2) Entrance fees listed above are for the Standard Plan (0%) refundable. Management also offers a 90% Refundable Plan and 50% Refundable Plan priced higher than the pricing shown in this table.

Increases in fees are generally anticipated to approximate increases in operating expenses during the Projection Period. However, fee increases may be adjusted to reflect actual changes in expenses which could be higher than projected. Entrance fees are continuously reviewed and adjusted as necessary to align with market demands. Management has projected a 3 percent annual increase in fees during the Projection Period.

Entrance Fee Receipts

Entrance fee receipts and refunds are based on information provided by Management based on historical experience, as well as Management's assumptions relating to occupancy during the Projection Period. The following table reflects entrance fees received and refunds paid during the Projection Period for the Corporation, as projected by Management.

Table 8
Southminster
Projected Entrance Fee and Deposit Receipts, Net of Refunds

Projected Year Ending September 30,	2021	2022	2023	2024	2025
Entrance fees received from unit turnover	\$ 10,477,100	\$ 11,655,000	\$ 12,368,000	\$ 13,072,000	\$ 13,433,000
Initial Entrance Fees and Deposits - North Terraces	5,014,250	-	-	-	-
Initial Entrance Fees and Deposits - Top of East Project	-	-	13,259,000	-	-
Entrance fees refunded from unit turnover	(2,500,000)	(1,672,000)	(1,886,001)	(2,092,999)	(2,300,000)
Total entrance fees received, net of refunds	\$ 12,991,350	\$ 9,983,000	\$ 23,740,999	\$ 10,979,001	\$ 11,133,000

Source: Management

For purposes of projecting entrance fee receipts, Management has assumed that 75 percent of entrances would select the Standard Refund Plan, 10 percent would select the 50% Refundable Plan, and 15 percent would select the 90% Refundable Plan during the Projection Period.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Revenue (continued)

Investment Income

Investment income consists of interest earnings on cash, cash equivalents, investments, and assets limited as to use, as provided by Management. Management has assumed that its cash, cash equivalents, investments, and assets limited as to use would earn investment income throughout the Projection Period.

The following table reflects Management's assumed realized investment earning rates during the Projection Period.

Table 9
Investment Income Earnings Rates
Projected Years Ending September 30,

	2021	2022	2023	2024	2025
Cash and Cash Equivalents	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Service Reserve Fund and Project Fund	2.00 - 2.75%	2.75%	2.75%	2.75%	2.75%
Other Restricted Funds	1.00%	1.00%	1.00%	1.00%	1.00%
Investments	2.00%	3.00%	3.00%	3.00%	3.00%

Source: Management

Other Revenue Items

Other income is comprised primarily of external home care cases and rent, with the most significant lessee being a hospice provider. Rent from this hospice provider resumed on November 1, 2020 upon completion of the HC Replacement Project. Under the terms of the lease agreement with the hospice provider, the Corporation is to receive rent each month, with inflationary increases every two years. The lease began November 1, 2020 and expires after 10 years. The Corporation received approximately \$578,000 for US HHS Stimulus Payment on February 3, 2021 which is projected to be included in other revenue in 2021.

Contributions

Management has projected unrestricted contributions throughout the Projection Period based on historical experience.

Management has projected donor-restricted contributions related to its capital campaign, as well as the change in the net present value of pledges receivable.

Net Assets Released From Restrictions

Management has projected that it would release net assets from restrictions associated with amounts for the pay down of debt related to the HC Replacement Project, consistent with the purpose of its capital campaign for the HC Replacement Project.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Expenses

Operating Expenses

Management has projected operating expenses based upon Management's experience and its operating plans for the Terraces and the HC Replacement Building, as well as the Existing Facility. Operating expenses are projected to increase approximately three percent annually for inflation throughout the Projection Period, as well as for increases in costs relating to the projected addition of the Top of East Project.

The specific basis for major expense items were formulated by Management and are discussed below.

Salaries, Wages and Employee Benefits

Salaries and wages are projected to increase at a rate of three to four percent per annum for years 2021 through 2025 depending on the type of position and to account for projected increases in home care caseload, and to give effect to the projected impact of the HC Replacement Project coming online as well as the projected impact of the Top of East Project.

Management has projected a total of 300 full time equivalents "FTEs" in 2021, increasing to a total of approximately 308 FTEs by 2025 to account for the impact of the HC Replacement Project coming online and the projected impact of the Top of East Project.

Benefit costs include payroll taxes and employee benefits including FICA, unemployment taxes, workers' compensation, health insurance, 403(b) profit sharing plan, incentives and other miscellaneous benefits for the entire facility. These benefit costs are assumed to approximate 35 percent of wages during the Projection Period, based on Management's historical experience.

Healthcare Expenses

Costs include those for providing care in the Health Center and on-campus home care. Costs, other than those related to labor, are projection to increase approximately three percent annually throughout the Projection Period for inflation.

Administrative Expenses

Costs include insurance, professional service fees, and other administrative costs including community benefit.

Other costs, excluding those related to labor and community benefit, are projected to increase at a rate of three percent annually throughout the Projection Period for inflation. Resident support amounts are expected to increase over the projection period, but at times community benefit will have to increase at amounts greater than three percent, in order to account for increased revenues related to the Terraces being fully operational and the Top of East Project coming online.

Maintenance Expenses

Costs include electricity, water and sewer, gas, and cable television and all activities of maintenance for the campus. Costs, other than those related to labor, would increase approximately three percent annually throughout the Projection Period for inflation and additional costs needed to support the Terraces and HC Replacement being online as well as the Top of East Project coming online.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Expenses (continued)

Laundry Expenses

Costs include laundry costs for the Corporation. Costs, other than those related to labor, would increase approximately three percent annually throughout the Projection Period for inflation, and additional costs needed to support the Terraces and HC Replacement being online as well as the Top of East Project coming online.

Housekeeping Expenses

Costs include housekeeping costs for the Corporation. Costs, other than those related to labor, would increase approximately three percent annually throughout the Projection Period for inflation and additional costs needed to support the Terraces and HC Replacement being online as well as the Top of East Project coming online.

Dietary Expenses

Costs include raw food and dietary supplies. Costs, other than those related to labor, would increase approximately three percent annually throughout the Projection Period for inflation and additional costs needed to support the Terraces and HC Replacement being online as well as the Top of East Project coming online.

Other Operating Expenses

Costs include all other costs incurred with operation of the campus, exclusive of the costs noted above. Costs, other than those related to labor, would increase approximately three percent annually throughout the Projection Period for inflation.

Summary of Significant Projection Assumptions and Accounting Policies

Management's Basis for Projection of Other Items

Assets Limited as to Use

Held by the Trustees:

The trustees are assumed, by Management, to maintain the following funds for the Series 2016 Bonds (as defined subsequently hereinafter), as well as the Series 2018 Bonds (as defined subsequently hereinafter) (collectively referred as the "Bonds") under the terms of the related trust agreements for each series of Bonds and the Master Trust Indenture:

- Bond Funds – The Bond Funds combine the Interest, Principal, and Sinking Fund Accounts required to be funded for the Bonds. Management assumes that the Corporation would make monthly deposits into the Interest Accounts equal to 1/6th of the next semi-annual interest payments due on the Bonds and monthly deposits into the Principal Accounts equal to 1/12th of the next scheduled principal payments for the Bonds.
- Debt Service Reserve and Project Funds– The Debt Service Reserve Funds include reserves, as required by the Master Trust Indenture for the various Bonds that require debt service reserve funds. Funds in the Project account represents amounts that were utilized to pay costs of construction and development related to the HC Replacement Project and the Terraces. At September 30, 2021, Management does not project any remaining balance in the Project account.

Board Designated:

- Southminster Community Fund – Board Designated amount supporting Southminster's fundraising and community benefit efforts.
- Capital Campaign Fund – Represents funds received associated with the HC Replacement. Management has projected that these funds would be released to help with the early paydown of the principal associated with the HC Replacement. Based on bond maturity dates, the earliest the Corporation can pay down debt related to the HC Replacement is October 1, 2022.
- North Carolina Statutory Operating Reserve Requirement – Section 58-64-33 of the General Statutes of North Carolina, as amended, requires that all continuing care facilities maintain operating reserves equal to 50% of the total operating costs (as defined in Section 58-64-33) (or 25% of the total operating costs if such facilities maintain an occupancy level in excess of 90% and the North Carolina Commissioner of Insurance so approves) projected for the twelve-month period covered by the most recent annual statement filed with the North Carolina Department of Insurance. Such operating reserves may only be released upon approval of the North Carolina Commissioner of Insurance. Management has projected, based on its projected occupancies, meeting the 25% operating reserve requirement.

The following table sets forth the projected calculation of the operating reserve.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

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

Table 10
Southminster
Projected Operating Reserve Calculation

For the Projected Year Ending September 30,	2021	2022	2023	2024	2025
Projected Total Operating Expenses	\$ 41,623,538	\$ 42,348,674	\$ 44,812,396	\$ 45,998,954	\$ 46,805,241
Include:					
Principal Payment	\$ 6,751,009	\$ 2,444,124	\$ 16,532,354	\$ 8,658,584	\$ 3,005,600
Exclude:					
Debt Service (reserved for separately in DSRF)	\$ (9,029,538)	\$ (9,029,538)	\$ (9,029,538)	\$ (9,029,538)	\$ (9,029,538)
Depreciation	\$ (9,768,422)	\$ (10,207,939)	\$ (11,137,472)	\$ (11,641,642)	\$ (11,879,446)
Amortization of Deferred Marketing Cost	\$ (17,676)	\$ (15,381)	\$ (15,381)	\$ (15,381)	\$ (15,381)
Principal Redeemed from Entrance Fees and Capital Campaign Fund	\$ (4,524,020)	\$ -	\$ (13,798,230)	\$ (3,131,450)	\$ (88,600)
Total Operating Costs	\$ 25,034,891	\$ 25,539,940	\$ 27,364,129	\$ 30,839,527	\$ 28,797,876
Operating Reserve Percentage *	25%	25%	25%	25%	25%
Operating Reserve	\$ 6,258,723	\$ 6,384,985	\$ 6,841,032	\$ 7,709,882	\$ 7,199,469
* Units Occupied at 9/30:					
Existing Independent Living	234	234	234	234	234
Assisted Living	24	24	24	24	24
South Terraces	29	29	29	29	29
North Terraces	34	34	34	34	34
Top of East	-	-	19	19	19
Total Units Occupied and Reserved	321	321	340	340	340
Units Available Including Terraces	328	328	348	348	348
Occupancy Percentage	98%	98%	98%	98%	98%

Source: Management

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

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

Property and Equipment

Property and equipment balances, net of accumulated depreciation, were projected based on costs of routine property and equipment additions during the Projection Period, reduced by estimated annual depreciation. The following table presents capital expenditures during the Projection Period.

Table 11
Southminster
Capital Expenditures

For the Projected Year Ending September 30,	2021	2022	2023	2024	2025
Routine Capital Additions	\$ 4,665,111	\$ 4,250,000	\$ 3,500,000	\$ 4,000,000	\$ 4,000,000
North Terraces:					
Project Costs	2,162,456	-	-	-	-
HC Replacement:					
Project Costs	6,730,722	-	-	-	-
Top of East Project:					
Project Costs	2,872,000	16,788,000	2,920,000	-	-
Kitchen expansion/Dining renovation:					
Project Costs	-	1,500,000	1,500,000	-	-
Capitalized Interest- HC Replacement	272,537	-	-	-	-
Capitalized Interest- Top of East Project	22,260	401,640	85,237	-	-
Total Property and Equipment Additions	\$ 16,725,086	\$ 22,939,640	\$ 8,005,237	\$ 4,000,000	\$ 4,000,000

Source: Management

Long-Term Debt and Interest Expense

Projected interest expense and long term debt during the Projection Period were based on the Series 2016 Bonds, the 2017 Bank Loan, and the Series 2018 Bonds as described below, including the proposed bank loan associated with the Top of East Project.

Terraces Projects

On August 31, 2017, the Corporation entered into a term loan agreement (the 2017 Bank Loan) with a financial institution to provide up to \$34,000,000 to finance the construction, equipping, and furnishing of portions of up to two independent living Terrace projects (being financed with a combination of bank debt and tax exempt bonds). On May 23, 2018, the Corporation entered into an Amended and Restated Loan Agreement (the Amendment) extending an additional nonrevolving term loan of up to \$5,000,000 (the 2018 Bank Loan) for the same purpose of constructing the two Terraces. Terms of the 2018 Bank Loan are similar to that of the 2017 Bank Loan with the exception that the 2018 Bank Loan bears interest at one-month LIBOR plus 1.50%, and the 2017 Bank Loan bears interest at one-month LIBOR plus 1.35%. The 2018 Bank Loan has an unused commitment fee of .25% per year, unlike the 2017 Bank Loan, which has no such fee. The Amendment extended the draw period from August 31, 2020 to February 28, 2021, with all other terms remaining unchanged. Interest-only payments are due monthly during the draw period. Principal payments are required to be made monthly in an amount equal to 1/240 of the outstanding principal balance on February 28, 2021. For the period March 1, 2021 through August 31, 2024, principal and interest payments are to be made on a monthly basis (exclusive of any redemptions from initial entrance fees received from the initial occupancy of the Terraces). The \$5,000,000 2018 Bank Loan was fully drawn down and repaid during the year ended September 30, 2019. Amounts on the 2017 Bank Loan have been fully drawn and required principal payments will begin on March 1, 2021.

See accompanying Independent Accountants' Compilation Report

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

On July 18, 2018, the Corporation entered into a loan agreement with the Public Finance Authority (the Authority) and, concurrently, the Authority issued its \$86,200,000 Retirement Facilities First Mortgage Revenue Bonds (Southminster), Series 2018 (Series 2018 Bonds). The Series 2018 Bonds were issued to finance the construction of a replacement health center and a portion of the two independent living construction projects (being financed by a combination of the Series 2018 Bonds and the 2017 and 2018 Bank Loans discussed above). The Series 2018 Bonds will be used for additional common areas, kitchen expansion, office spaces for environmental services operations (housekeeping, maintenance, transportation), and a reconfigured loading dock. Proceeds from the Series 2018 Bonds were also used to pay issuance costs and fund debt service reserves.

See Table 12 for a summary of the projected bank loan associated with the Top of East Project.

Other Long-Term Debt

2007 Expansion, Financing, and Refinancing

In 2007, the Corporation undertook a \$73 million expansion and renovation project which resulted in the addition of 89 new independent living apartments, a new wellness/aquatic center, expansion of and enhancements to administrative and common areas, and a modest renovation to the health center. The Corporation began accepting reservation deposits in 2006; construction began in January 2007 using a bank line of credit and construction loan that was later repaid as part of the November 2007 permanent financing. Construction was completed during fiscal year 2010.

On November 15, 2007, the Corporation entered into a loan agreement with the North Carolina Medical Care Commission (the Medical Care Commission) and, concurrently, the Medical Care Commission issued \$62,180,000 and \$2,000,000 Fixed Rate Retirement Facilities First Mortgage Revenue Bonds (Southminster Project) Series 2007A and 2007B Bonds (Series 2007A Bonds and Series 2007B Bonds), respectively, and \$25,500,000 Variable Rate Retirement Facilities First Mortgage Revenue Bonds (Southminster Project) Series 2007C (Series 2007C Bonds). In addition to repaying the outstanding construction loan and line of credit, the proceeds from Series 2007 Bonds were deposited with the Trustee to cover the remaining construction, capitalized interest, and other project-related costs; to pay for costs of issuance; and to fund various debt service reserves.

On October 1, 2016, the Corporation made its first scheduled principal payment of \$325,000 on the Series 2007A Bonds repaid out of the Series 2007AB Interest Account. Subsequently, on November 10, 2016, the Corporation entered into a loan agreement with the North Carolina Medical Care Commission (the Medical Care Commission) and, concurrently, the Medical Care Commission issued \$58,765,000 Retirement Facilities First Mortgage Revenue Refunding Bonds Series 2016 (Series 2016 Bonds) in order to advance refund \$61,515,000 of the remaining \$61,855,000 in Series 2007A Bonds, pay for costs of issuance, and fund debt reserves. The Series 2016 Bonds mature on October 1, 2017 through 2037 with interest rates ranging from 1.5% to 5%. The remaining \$340,000 of Series 2007A Bonds, bearing interest at 5.2%, was paid off on its maturity date of October 1, 2017. The Series 2007B Bonds were repaid in full on October 1, 2013. The Series 2007C Bonds were repaid in full in March 2011.

Summary of Significant Projection Assumptions and Accounting Policies

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

Top of East Project Bank Loan

Management has assumed the following sources and uses for its Top of East Project:

Table 12
Southminster
Projected Sources and Uses of Funds- Top of East Project

Sources of Funds:

Top of East Project Bank Loan	\$	23,308,000	(1)
<hr/>			
Total Sources of Funds	\$	23,308,000	

Uses of Funds:

Top of East Project Costs	\$	22,580,000	(2)
Costs of Issuance		226,000	(3)
Borrowed Interest		502,000	(4)
<hr/>			
Total Uses of Funds	\$	23,308,000	

Source: Management

Notes:

- (1) Management has assumed that it would obtain a draw down bank loan that would have a ten year maturity, but that would amortize over 20 years. Management has assumed that the bank loan would bear interest at 3.0 percent yearly and would be drawn down to fund the Top of East Project as construction costs are incurred and costs of issuance. Interest expense is projected to be paid from draws on the draw down loan during the construction period. Management assumes that approximately \$12,497,000 of the bank loan would be repaid from entrance fees generated from selling the Top of East Project units. The remaining balance would be amortized over a 20-year amortization period. Management assumes that interest and principal would be paid monthly, with the interest only payments during the construction period of the Top of East Project.
- (2) Management has assumed that the costs of the Top of East Project would approximate \$22,580,000 which includes \$1,143,000 in four-pipe HVAC system work and \$1,075,000 in owner's contingency.
- (3) Represents costs associated with securing the Top of East Project bank loan.
- (4) Represents borrowed interest during the construction period of the Top of East Project.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

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

Projected principal payments on the Corporation's debt are as follows.

Table 13
Southminster
Projected Principal Payments

Projected Year Ending September 30,	Series 2016	2017 Bank	Series 2018	Top of East	Total Principal
	Bonds	Loan	Bonds	Project Bank Loan	
2021	\$ 2,035,000	\$ 4,716,009	\$ -	\$ -	\$ 6,751,009
2022	2,115,000	329,124	-	-	2,444,124
2023	2,215,000	329,124	1,301,230	12,687,000	16,532,354
2024	2,325,000	5,732,134	138,450	463,000	8,658,584
2025	2,440,000	-	88,600	477,000	3,005,600
2026	2,555,000	-	65,300	492,000	3,112,300
2027	2,680,000	-	50,300	507,000	3,237,300
2028	2,815,000	-	50,300	522,000	3,387,300
Thereafter	37,055,000	-	84,505,820	8,160,000	129,720,820
Total ⁽¹⁾	\$ 56,235,000	\$ 11,106,391	\$ 86,200,000	\$ 23,308,000	\$ 176,849,391

Source: Management

Notes: (1) The schedule above does not include any bond premiums, discounts or issuance costs that have been netted with debt in Management's projected balance sheets.

At September 30, 2020, there was an unamortized bond premium equal to approximately \$8,367,000. This bond premium is amortized annually using the effective yield method of amortization over the remaining life of the underlying bonds.

See accompanying Independent Accountants' Compilation Report

Summary of Significant Projection Assumptions and Accounting Policies

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

Current Assets and Current Liabilities

Cash

Cash balances for the Projection Period are based on the results of the projected Statements of Cash Flows. For purposes of presentation, cash balances are projected to achieve a balance of \$2,500,000 by the end of the Projection Period. In addition to cash, in the early years of the Projection Period, short-term investments will also be used to fund operations.

Net Accounts Receivable

Net accounts receivable are projected to remain at historical levels throughout the Projection Period, adjusted for inflation.

Other Current Assets

Other current assets include interest receivable, sales tax receivable, prepaid expenses and dietary inventories which have been projected based on historical levels.

Accounts Payable

Accounts payable have been projected based on historical levels throughout the Projection Period, adjusted for inflation, except for amounts related to construction payables.

Accrued Expenses

Accrued expenses have been projected based on historical levels throughout the Projection Period, adjusted for inflation.

Accrued Interest

Accrued interest has been calculated based on projected interest rates and repayment terms on the outstanding debt of the Corporation.

Risks and Uncertainties

In March 2020, the World Health Organization declared COVID-19 a pandemic. The continued spread of COVID-19, or any similar outbreaks in the future, may adversely impact the local, regional, national, and global economies. The extent to which COVID-19 impacts the Corporations' results are dependent on the breadth and duration of the pandemic and could be affected by other factors currently unable to be predicted. For the Corporation, these impacts have included reductions in Health Care and Home Care revenues, as well as expenses incurred for infection control and COVID-19 staff testing. Those expenses are reflected in several lines of the Combined Statements of Operations. Management believes the Corporation is taking appropriate actions to mitigate the negative impact. However, the full impact is unknown and cannot be reasonably estimated at this time.

Management has projected reduced census in nursing during 2021 and 2022, which is partly offset by provider relief funds of approximately \$578,000 (included in other income in 2021).

See accompanying Independent Accountants' Compilation Report

ATTACHMENT 3 -

COMPARATIVE FINANCIAL STATEMENTS OF THE 2020 FORECASTED TO ACTUAL RESULTS INCLUDING DESCRIPTIONS OF ANY MATERIAL DIFFERENCES (specifically those greater than \$500,000):

Statement of Operations:

	PY FORECAST	ACTUAL	
	2020	2020	VARIANCE
REVENUES, GAINS, AND OTHER SUPPORT			
Independent Living Revenue	\$ 14,900,097	\$ 14,884,698	\$ (15,399)
Healthcare Revenue	9,410,573	8,972,548	(438,025)
Earned Entrance Fees	6,538,072	6,777,009	238,937
Investment Income	601,645	922,697	321,052
Contributions	360,000	353,962	(6,038)
Net Assets Released from Restrictions	-	167,158	167,158
Other Income	913,816	708,773	(205,043)
Total Revenues, Gains and Other Support	32,724,203	32,786,845	62,642
OPERATING EXPENSES:			
Healthcare Expenses	4,770,756	5,140,856	(370,100)
Administrative Expenses	4,708,659	4,450,491	258,168
Maintenance Expenses	3,680,183	3,702,411	(22,228)
Laundry Expenses	160,372	138,953	21,419
Housekeeping Expenses	1,347,245	1,416,015	(68,770)
Dietary Expenses	4,389,803	4,488,977	(99,174)
Other Expenses	3,665,714	3,744,615	(78,901)
Depreciation	6,716,637	6,444,939	271,698
Amortization	9,300	19,241	(9,941)
Interest expense	2,675,385	2,507,710	167,675
Total Operating Expenses	32,124,054	32,054,208	69,846
OPERATING INCOME	600,149	732,637	132,488
EXCESS OF REVENUES OVER EXPENSES	600,149	732,637	132,488
OTHER CHANGES IN UNRESTRICTED NET DEFICIT			
Change in Unrealized Gain on Investments	-	932,277	932,277 [1]
DECREASE IN UNRESTRICTED NET DEFICIT	600,149	1,664,914	1,064,765 [1]
UNRESTRICTED NET DEFICIT, BEGINNING OF YEAR	(11,096,744)	(11,096,744)	-
UNRESTRICTED NET DEFICIT, END OF YEAR	(10,496,595)	(9,431,830)	(1,064,765) [1]
NET ASSETS RELEASED FROM DONOR RESTRICTIONS	-	(167,158)	167,158
DONOR RESTRICTED CONTRIBUTIONS	93,600	435,029	(341,429)
NET ASSETS WITH DONOR RESTRICTIONS, BEGINNING OF YEAR	1,344,173	1,344,173	-
NET ASSETS WITH DONOR RESTRICTIONS, END OF YEAR	1,437,773	1,612,044	174,271
CHANGE IN NET DEFICIT	693,749	1,932,785	1,239,036
NET DEFICIT, BEGINNING OF YEAR	(9,752,571)	(9,752,571)	-
NET DEFICIT, END OF YEAR	\$ (9,058,822)	\$ (7,819,786)	\$ 1,239,036 [1]

[1] The only material difference in the Statement of Operations when comparing forecast to actual, relates to the mark-to-market adjustment, "Change in Unrealized Gain on Investments" line which was positively impacted by fluctuations in the market during FY2020. This impact flowed through to positively impact the Decrease in Unrestricted Net Deficit, the ending Unrestricted Net Deficit balance and the total Net Deficit balance at 9/30/2020.

Statement of Cash Flows:

	PY FORECAST		ACTUAL	
	2020	2020	VARIANCE	
CASH FLOWS FROM OPERATING ACTIVITIES				
Change in net deficit	\$ 693,749	\$ 1,932,785	\$ 1,239,036	[1]
Adjustments to reconcile change in net deficit to net cash provided by operating activities:				
Depreciation and amortization	6,725,937	6,464,180	(261,757)	
Amortization of debt issuance costs	113,003	119,323	6,320	
Loss on disposal of assets	-	39,464	39,464	
Realized and unrealized gain on investments	-	(1,084,087)	(1,084,087)	[1]
Change in Other Assets	72,133	173,355	101,222	
Change in Prepaids and Receivables	(36,361)	54,354	90,715	
Change in Current Liabilities	73,915	479,239	405,324	
Earned entrance fees	(6,538,072)	(6,777,009)	(238,937)	
Amortization of bond premium	(589,558)	(589,558)	-	
Net cash provided by operating activities	514,746	812,046	297,300	
CASH FLOWS FROM INVESTING ACTIVITIES				
Sales (purchases) of investments	3,855,089	7,051,765	3,196,676	[2]
Fixed asset additions	(70,588,752)	(69,364,100)	1,224,652	[3]
Decrease in assets limited as to use	39,605,671	30,737,578	(8,868,093)	[4]
Net cash used in investing activities	(27,127,992)	(31,574,757)	(4,446,765)	
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from entrance fees and deposits, net	11,253,416	17,939,047	6,685,631	[5]
Proceeds from debt	22,460,989	21,681,995	(778,994)	[6]
Payments of financing costs	-	(24,550)	(24,550)	
Repayments of long-term debt	(7,858,000)	(13,970,000)	(6,112,000)	[5]
Net cash provided by financing activities	25,856,405	25,626,492	(229,913)	
NET DECREASE IN CASH AND CASH EQUIVALENTS	(756,841)	(5,136,219)	(4,379,378)	
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	\$ 1,146,841	\$ 14,905,045	\$ 13,758,204	[4]
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 390,000	\$ 9,768,826	\$ 9,378,826	[4]
Supplementary Disclosure: Interest paid during year	\$ 5,824,961	\$ 2,992,585	\$ (2,832,376)	[7]

The Statement of Cash Flows has significant variations in FY2020 forecast compared to actual, due in part to timing differences related to project spending and move ins as well as the timing of investment liquidation. The other significant impact was the adoption of a change in accounting pronouncement in the 9/30/20 audited results which adds in the impact of cash and cash equivalents that are held in restricted funds. The only impact on Operating Cash related to the change in unrealized gains on investments as discussed in [1] above. [2] Southminster drew down \$2.3 million out of its short-term investments into cash, with the intention of using to pay down short term debt. It was subsequently determined that given the uncertainties surrounding COVID-19, that it would be more prudent to make a lower debt paydown and the \$2.3 million could preserve liquidity in the near term. There was also an additional \$900,000 needed from investments to fund operations due to the impacts of COVID-19, such as reduced healthcare and external home care revenues during the last half of FY2020 and increased expenses for Personal Protective Equipment and staff testing. [3] The lower "Fixed Asset Additions" for FY2020 are a result of significant offsetting variances, with \$1.5 million less spending for recurring capital items (those not related to project spending), primarily related to dining spending for amounts budgeted for a dining expansion/renovation as well as dining equipment replacement for which there was minimal spending during FY2020; \$2.3 million more in expansion spending offset by \$4.8 million in retainage for amounts not yet released at year end; offset by \$2.7 million more released out of A/P for amounts due primarily to contractors at prior year end. [4] The Decrease in Assets Limited as to Use relates primarily to the spend-down of the Series 2018 Construction Fund. Southminster expected the Construction fund to be spent down completely by end of

FY2020; instead, Southminster is in the final stages of winding down the project and related spending in the first half of FY2021. Due to a change in accounting pronouncement, the audited results now also include the \$6.4 million impact of restricted cash now reflected in the audited cash flow statement, which was not anticipated in the prior year forecast. This adoption also impacts the beginning and ending cash balances which now include restricted cash. [5] Southminster received \$6.7 million more in North Terraces entrance fees due to the timing of possession dates; the prior year forecast weighted more North Terraces entrance fees to FY2021. This in turn led to higher paydown of short-term debt in FY2020 than originally anticipated (though some portion of funds were held back to preserve liquidity in the midst of COVID uncertainty). [6] Southminster expected to fully draw down the bank loan in FY2020, but instead had one final draw in the first quarter of FY2021. [7] Based on accounting guidance, the actual FY2020 line item is now presented net of interest capitalized; whereas the prior year amount was presented as total interest paid.

Balance Sheet:

	PY FORECAST		ACTUAL	
	2020	2020	VARIANCE	
ASSETS				
CURRENT ASSETS				
Cash and Cash Equivalents	\$ 390,000	\$ 2,395,537	\$ 2,005,537	[2]
Short-term Investments	3,200,000	2,927,988	(272,012)	
Accounts Receivable, Net	294,787	231,847	(62,940)	
Other Current Assets	1,711,917	1,597,264	(114,653)	
Total Current Assets	5,596,704	7,152,636	1,555,932	[2]
ASSETS LIMITED AS TO USE				
Bond Fund, current	5,597,789	5,547,904	(49,885)	
Capital Campaign Fund	636,438	750,155	113,717	
Amounts held by Trustee	13,029,538	15,448,884	2,419,346	[8]
Southminster Community Fund	50,000	50,000	-	
Operating Reserve Fund Required Under North Carolina Statutes	5,680,683	5,680,683	-	
Total Assets Limited As To Use	24,994,448	27,477,626	2,483,178	[8]
PROPERTY AND EQUIPMENT				
Less Accumulated Depreciation	(79,612,134)	(78,816,026)	796,108	[9]
Net Property and Equipment	191,417,106	192,152,674	735,568	[9]
LONG-TERM INVESTMENTS				
	16,810,628	14,970,051	(1,840,577)	[10]
DEFERRED MARKETING AND OTHER COSTS				
	991,004	966,719	(24,285)	
TOTAL ASSETS	\$ 239,809,890	\$ 242,719,706	\$ 2,909,816	[8]
LIABILITIES AND NET DEFICIT				
CURRENT LIABILITIES				
Accounts Payable	\$ 5,500,000	\$ 4,121,854	\$ 1,378,146	[11]
Retainage Payable	-	4,778,656	(4,778,656)	[12]
Accrued Expenses	1,194,105	1,757,364	(563,259)	[13]
Accrued Interest	3,562,789	3,540,328	22,461	
Current Portion of Long-Term Debt	2,035,000	2,336,216	(301,216)	
Total Current Liabilities	12,291,894	16,534,418	(4,242,524)	[12]
LONG-TERM DEBT, NET OF CURRENT PORTION AND ISSUANCE COSTS				
	163,475,428	156,264,263	7,211,165	[14]
ADVANCE ENTRANCE FEE DEPOSITS				
	2,198,835	1,454,719	744,116	[15]
DEFERRED REVENUE				
	47,292,004	52,964,991	(5,672,987)	[15]
REFUNDABLE ENTRANCE FEES				
	23,610,551	23,321,101	289,450	
Total Liabilities	248,868,712	250,539,492	(1,670,780)	
NET ASSETS (DEFICIT):				
Net Assets (Deficit) without Donor Restrictions	(10,496,595)	(9,431,830)	(1,064,765)	[1]
Net Assets with Donor Restrictions	1,437,773	1,612,044	(174,271)	
Total Net Assets (Deficit):	(9,058,822)	(7,819,786)	(1,239,036)	[1]
TOTAL LIABILITIES AND NET ASSETS (DEFICIT)	\$ 239,809,890	\$ 242,719,706	\$ (2,909,816)	

[8] As noted above, Southminster expected to fully spend down its Series 2018 Construction Fund by 9/30/20, however projects continue to wind down, with final payout amounts still held in Bond Funds for the first half of FY2021. [9] Depreciation expense was almost \$300,000 below budget, due primarily to a delay in opening of Southminster's replacement health center, which led to approximately \$200,000 less in depreciation expense during FY2020. This, coupled with assets written off (not considered in the forecast) containing \$500,000 in accumulated depreciation, led to the variance in the accumulated depreciation line item. The gross line item did not have a coinciding difference as expansion amounts added into gross PP&E were greater than forecasted amounts and were offset by fully-depreciated write-offs excluded from FY2020 forecasted amounts. [10] As noted above, amounts were drawn down from long-term and short-term investments and placed in cash for expected future needs. The variances from forecast for each of these three lines (short-term and long-term investments, cash) on the balance sheet net

to approximately \$100,000 total variance. [11] There were significant capital project amounts included in A/P at 9/30/19 that were no longer outstanding at 9/30/20 as the projects were winding down and buildings were coming online; this was not anticipated in the prior year forecast. [12] Retainage was expected to be released by 9/30/20, however as projects and the related financing are continuing to wind down, retainage has not been fully released at fiscal year end. [13] Accrued expenses increased due to higher Paid Days Off (PDO) accrual due to a growing accrual balance during FY2020 as fewer employees took time off due to restrictions related to COVID-19. Payroll accruals also increased due to more days accrued at period end resulting from the timing of pay dates year-over-year (on which the forecasted amount was based). [14] Due to timing of North Terraces move-ins, more entrance fees were received in FY2020 than originally anticipated, allowing more short-term debt to be paid down by fiscal year end. [15] Due to the heavier weighting of North Terraces move ins to FY2020, more advanced deposits were converted to entrance fees/deferred revenue by 9/30/20.

ATTACHMENT 4 -

- Residence and Services Agreement



S O U T H M I N S T E R

8919 Park Road – Charlotte, NC 28210

Residence and Services Agreement

I. Introduction

This Residence and Services Agreement (hereinafter called the “Agreement”) is made this day of _____, 20____, by and between Southminster, Inc., a North Carolina non-profit corporation (hereinafter called “Southminster”), and ____ (hereinafter called "Resident", “You”, or “Your”). In the event that more than one person enters into this Agreement together, the terms Resident, You, and Your shall apply to all persons jointly and severally except where the context otherwise requires.

Southminster is a continuing care retirement community and is solely responsible for the financial and contractual obligations of Southminster. The Southminster Foundation, Inc. is an affiliated organization that raises charitable donations for the benefit of Southminster and Southminster’s Residents. The Southminster Foundation, Inc. has no responsibility for the financial or contractual obligations of Southminster. Christ Episcopal Church, 1412 Providence Road, Charlotte, NC 28207 and Myers Park Baptist Church, 1900 Queens Road, Charlotte, NC 28207 are the founding churches of Southminster. The founding churches have no responsibility for the financial or contractual obligations of Southminster.

II. Definitions

- A. Basic Fees. Basic Fees are Your Entrance Fee and Your Service Fees.
- B. Date of Agreement. The Date of Agreement is the date, appearing in the Introduction Section, when You and Southminster execute this agreement provided that You have paid Southminster an Entrance Fee deposit to reserve a Residence for potential occupancy. Southminster does not approve You for residency and is not obligated to provide You with a Residence or services until the Date of Occupancy.
- C. Date of Availability. The Date of Availability is the date when the Residence that You reserved is declared by Southminster, at its sole discretion, to be available for occupancy.

- D. Date of Occupancy. The Date of Occupancy is the mutually agreed upon date when Southminster's obligation to provide You with services as defined in this Agreement begins, when Southminster provides an accommodation for You to occupy as Your Residence, and when Your obligation to pay for services begins.
- E. Date of Termination. The Date of Termination is the date when Southminster is no longer obligated to provide You with services or with an accommodation for Your use as a Residence.
- F. Date of Vacancy. The Date of Vacancy is the date on or after the Date of Termination when the Residence that You last occupied is Vacated. When more than one (1) Resident is a party to this Agreement, this definition applies only when the last party to this Agreement Vacates.
- G. Entrance Fee. The Entrance Fee is a fee paid by the Date of Occupancy. An Entrance Fee has an associated refund plan that You select from options that may be provided to You. Schedule I specifies the Entrance Fee You pay, the Entrance Fee refund plan that You select, and the method for calculating any Entrance Fee refund for which You may be eligible based in that selected refund plan. Additions to the number of parties to this Agreement or certain changes in Residence may result in an additional Entrance Fee amount.
- H. Health Center Credit Day. A Health Center Credit Day is a credit that You can use to offset one (1) day's worth of the Service Fees for an accommodation in the Health Center.
- I. Health Center. The Health Center consists of licensed, and at Southminster's option, unlicensed health care accommodations. At the Date of Agreement, the two (2) licensed levels of care provided by Southminster are Nursing and Adult Care Home as defined, regulated, and licensed by the appropriate governing authorities.
- J. Independent Living. Independent Living consists of accommodations in cottages and apartments. When Your Residence is in Independent Living, there is an expectation that You are able to live independently. Southminster makes available limited health services to Your Residence in Independent Living. Southminster policy specifies the criteria for initial and continued occupancy of a Residence in Independent Living.
- K. Move. A Move is a permanent change in Your Residence.
- L. Rescission Period. The Rescission Period is a period of thirty (30) days following the later of the Date of Agreement or the date You receive a disclosure statement from Southminster that meets the requirements of North Carolina law.
- M. Residence. Residence is the accommodation at Southminster that is Your home. You are entitled to one (1) Residence at any given time, except that when there are multiple parties to this Agreement each may be entitled to separate Residences under circumstances defined in this Agreement. Any of Southminster's different types of accommodations may serve as Your Residence, including those in Independent Living

and in the Health Center. Southminster may restrict the number of people that may occupy a Residence.

- N. Service Fees. Service Fees are periodic fees that You pay beginning with the Date of Occupancy and on an on-going basis until the Date of Vacancy. For different types of accommodations, Service Fees may be monthly fees or daily fees.
- O. Transfer. A Transfer is a temporary stay in an accommodation that is not Your Residence and is at or outside of Southminster.
- P. Vacate. Vacate means to remove all of Your property from the Residence (and associated storage areas) from which You are Moving and to return all Southminster property (including items such as keys, access cards, etc.). If there is not another party to this Agreement that is still a Resident, Your property must be removed from Southminster property.

III. Additional Terms Applicable until the Date of Occupancy

- A. Final Admission Decision. The final decision to approve You for admission is made solely by Southminster by the Date of Occupancy. At all times before the Date of Occupancy, You agree to provide or arrange for others to provide Southminster with requested health and financial information as required by Southminster for the admission process, and to immediately notify Southminster of changes in Your health or financial circumstances that may affect the admissions decision. You may be required to interview with Southminster health staff, or to obtain, at Your expense, physical and mental examinations and tests as required by Southminster for the admissions process. Southminster reserves the right, as allowed by law, to accept or reject any person for residency up until the Date of Occupancy. If Southminster denies You admission, or if changes in Your health preclude You from taking occupancy, Sections IX.B. and X.B.a. define the process to cancel this Agreement and the refunds due to You. If You submit false or misleading information as part of the admission process, Southminster may terminate this Agreement in accordance with Section IX.E.
- B. Entrance Fee Deposit. By the Date of Agreement You will have paid a deposit equal to ten percent (10%) of the Entrance Fee for the Residence that You have reserved and selected the Entrance Fee refund plan as described in Schedule I. Your Entrance Fee deposit fixes Your Entrance Fee for Your reserved Residence at the amount in effect on the day of the deposit. You may change Your reserved Residence or Entrance Fee refund plan up until the Date of Occupancy, but for changes made more than thirty (30) days after the Date of Agreement, the Entrance Fee amount and the 10% deposit amount due may change based on the Entrance Fee rates in effect at the time of Your change. Your Entrance Fee deposit will be credited toward the balance of the Entrance Fee due or returned to You in accordance with Section X. When required by law, Your Entrance Fee deposit will be placed into an escrow account as described in Schedule I.
- C. Service Fees Prior to Occupancy. The Service Fees described in Schedule I are those in effect at the Date of Agreement for Your reserved Residence. Southminster may change

Service Fees with thirty (30) days written notice including during the period between the Date of Agreement and the Date of Occupancy.

- D. Availability and Occupancy of an Independent Living Residence. If Your reserved Residence was previously occupied, You must schedule a Date of Occupancy within sixty (60) days of the Date of Agreement unless an extension is granted in writing by Southminster. If Your reserved Residence has not been previously occupied (for example new construction), Southminster will give You at least forty-five (45) days notice of the Date of Availability and You must schedule a Date of Occupancy that falls within forty-five (45) days after the Date of Availability, unless an extension is granted in writing by Southminster. The Date of Occupancy cannot occur until You have been approved for residency by Southminster. If You do not schedule the Date of Occupancy or obtain an extension as stated in this paragraph, the Entrance Fee amount and the 10% deposit amount due may change based on the Entrance Fee rates in effect at the final Date of Occupancy, or Southminster may terminate this Agreement in accordance with Section IX.E. By the Date of Occupancy You must pay the remaining balance of the Entrance Fee and the first Service Fees due in advance for Your reserved Residence. **You are not required to have a Date of Occupancy that falls within the Rescission Period.** The Date of Occupancy will appear on Schedule I.
- E. Availability of Your Reserved Residence. If actions or events subsequently cause Southminster to notify You that the Residence that You reserved will not be available for occupancy, You will have thirty (30) days to reserve another Residence based on the same priority for reservation used in Your initial reservation, or to cancel this Agreement in accordance with Section IX.B. These are Your only remedies. You are not entitled to, and hereby waive, any right of specific enforcement to require Southminster to make available Your reserved Residence. Southminster will endeavor to make available the Residence that You reserved, but cannot guarantee delivery of that Residence or be held responsible for failure to deliver that Residence or campus renovations or expansions. Without limiting the foregoing, Southminster is not responsible for any delays in the delivery of a Residence resulting from causes beyond the control of Southminster, including changes and/or upgrades to the Residence made by You, Acts of God, natural disasters, fire, labor disputes or other force majeure occurrences. You will be kept informed of progress on Your reserved Residence.

IV. Residence

- A. Your Initial Residence. The number and a description of Your initial Residence is in Schedule I of this Agreement. An optional Schedule II describes options, upgrades, or other non-standard items that You have chosen, changes made by previous occupants that You have chosen to keep, along with additional conditions, charges, and terms for payment associated with those items.
- B. Continuum. Southminster provides a variety of accommodations for Your Residence, including some accommodations designed to provide for additional support and services if and when required by changes in Your health or capabilities. You understand that Your Residence may change during the time You live at Southminster in accordance with the

terms of this Agreement. By executing this Agreement, You agree to abide by Southminster's policy regarding criteria for remaining in a Residence in Independent Living or in accommodations in the different levels of care in the Health Center.

- C. Modification of Your Residence by Southminster. Southminster has the right to modify Your Residence to meet applicable law or regulation, for reasons of health or safety, for maintenance or repair, to prevent damage or deterioration, to maintain it in marketable condition, or for other reasonable purposes.
- D. Modification of Your Residence by You. Southminster must approve, in advance, any structural or physical change to Your Residence or to the surfaces, fixtures or equipment provided by Southminster. You are responsible for the costs of any such change. Unless Southminster chooses to keep the changes, You or Your estate are liable for the subsequent cost to return the Residence to its original condition. Southminster will own and retain title to such changes, but is not responsible for the cost of maintenance of such changes. The value of changes is not a factor in determining any Entrance Fee refund due.
- E. Right of Entry. You authorize employees or agents of Southminster to enter Your Residence or storage areas for the purposes of services, repairs, maintenance, renovation, inspection, security, emergency drills, in the event of an emergency, to check compliance with this Agreement or with Southminster policy, and for other reasonable purposes. Southminster will always endeavor to maintain Your privacy and the privacy of the Residence.
- F. Vacating Your Residence. If You terminate this Agreement or Move from a Residence, and that Residence does not continue to be the Residence of another party to this Agreement, You must Vacate that Residence within the time allowed by Southminster policy. Your Date of Termination and Date of Vacancy must be the same except in the event of Your death in which case Southminster policy defines the time available to Vacate the Residence. If You have not Vacated within the time allowed, Southminster may charge extra fees, or may remove and either dispose of, or store, Your personal belongings at the expense of You or Your estate. Section VI.I. describes Your obligation for Service Fees as You Vacate.
- G. Condition of Vacated Residence. Upon Vacating Your Residence, You shall leave it in good condition. Except for normal wear and tear, You or Your estate shall be liable to Southminster for costs required to restore the Residence to good condition or to standard condition.

V. Common Areas and Amenities, Programs and Services

- A. Common Areas and Amenities. Southminster will provide common areas and amenities for Your use and benefit. Common areas include at a minimum, dining rooms, multi-purpose rooms, spaces and facilities for activities, lounges, a chapel, a library, an equipped exercise room, and facilities for beautician services. Southminster may also provide facilities for limited banking services, facilities for the sale of sundry items, and

other amenity areas dependent on Southminster's determination of demand or the availability of providers.

- B. Utilities, Communications, and Alarm Systems. Your Basic Fees include water, sewer, one telephone line (including local telephone service as provided through Southminster), trash removal, basic cable television service (or equivalent), access to premium cable television service (or equivalent), an urgent call system, a fire alarm system, and a carbon monoxide detector (where required). Electricity is included in Your Basic Fees except for in cottages where it is an additional cost. Gas is available in all cottages and is an additional cost. Gas may be available in some other Residences but may be an additional cost. You are responsible for the cost of long-distance telephone service and calls and for premium cable television service. Additional telephone lines may be available for additional cost. Internet services are available through Southminster's contracted provider. See current Southminster policy for associated costs.
- C. Meals. If Your Residence is in Independent Living, Your Basic Fees each month include a number of meals equivalent to one (1) dinner for each day in the month, usable anytime within the month in a Southminster dining room. If Your Residence is in the Health Center, Your Basic Fees include three (3) meals per day. Other meals, meals for guests, and catering are available at an additional cost. Special diets as prescribed by Your physician are provided in Basic Fees when You are in the Health Center. Limited special diets may be available for You if Your Residence is in Independent Living and may be at an additional cost. Limited tray service will be provided when it is determined by Southminster health staff to be appropriate and may be at an additional cost.
- D. Housekeeping and Laundry Services. Your Basic Fees include housekeeping services on at least a weekly basis. Housekeeping includes at a minimum vacuuming, dusting, cleaning of baths and kitchens, changing of bed linens, and trash removal. Other housekeeping services may be available at an additional cost. If Your Residence is in Independent Living, Your Basic Fees include weekly laundering of personal linens as defined in Southminster policy. If Your Residence is in the Health Center, Your Basic Fees include bed and bath linen provided by Southminster. Some Residences are equipped with a washer and dryer. Southminster provides washers and dryers in common areas at no additional cost to You if You do not have a washer and dryer in Your Residence. If Southminster determines that safety, sanitation, or health issues arise in Your Residence because of Your actions or inactions, You agree that Southminster will provide, at Your expense, whatever additional housekeeping or laundry services Southminster determines are necessary to mitigate the issues.
- E. Groundskeeping. Your Basic Fees include basic groundskeeping services including lawn, tree, and shrubbery care for those items that are provided by Southminster. Southminster at its sole discretion may make changes to lawns, trees, shrubs, or any other landscaping on its property. You may plant items approved by Southminster in areas determined by Southminster, but You are responsible to maintain those areas and plants at Your expense.

- F. Maintenance and Repairs. Your Basic Fees include the maintenance, repair, and replacement of property, furnishings, and equipment owned or leased by Southminster. Other maintenance services may be available at an additional cost.
- G. Staffing. Southminster will have staff present at Southminster twenty-four hours per day, every day of the year.
- H. Transportation. Your Basic Fees include scheduled local transportation for You for shopping trips, medical appointments, and occasional activities and events. Transportation for special, personal, or group trips may be available and may be at an additional cost.
- I. Parking. Your Basic Fees include one (1) parking space for each Residence provided that You or another party to this Agreement who shares the Residence owns a licensed personal vehicle and has a valid driver's license. Covered or enclosed parking spaces may be subject to additional charges. Southminster policy governs registration requirements, space assignment and use, allowed vehicles, and other terms for parking.
- J. Life Enrichment. Various social, recreational, spiritual, educational and cultural programs and activities will be provided by Southminster for You to enjoy at Your option. Some of these programs may require an additional charge.
- K. Health Center. As part of Your Base Fees when You occupy an accommodation in the Health Center, Southminster will provide facilities, equipment, staff, and services that are required to maintain current licenses, and will provide services permitted and typically provided for each licensed level of health care. At a minimum, the following services are provided as part of Your Basic Fees when you are staying in an accommodation in the Health Center:
- a. Medical Director. Southminster will retain a licensed physician as Medical Director to consult on the medical aspects of the licensed levels of care.
 - b. Nursing Staff. Licensed and/or Registered Nurses will be available twenty-four (24) hours per day.
 - c. Other Services. Other services include diet planning by a registered and licensed dietitian, assisted bathing facilities, goal-oriented care planning, social services, and planned activities.
- L. Other Health Services Not Included in Basic Fees. Additional health services not included in Your Basic Fees may include, but are not limited to: physician services; dental work; physical, occupational, and speech therapy; rehabilitative treatments and equipment; ambulance services; outpatient nursing services; pharmacy services and medicines; laboratory services; durable medical equipment; food supplements; personal care and incontinence supplies or other health related items; and nursing, care planning, case management, or personal care services for Residents in Independent Living or above what is required for each licensed level of health care in the Health Center. Some services may be available exclusively only for Residents in the Health Center or only for Residents in Independent Living. These additional services are subject to additional

charges by Southminster or by third-parties that provide the services on Your or on Southminster's behalf.

VI. Financial Arrangements

- A. Entrance Fee. By the Date of Occupancy You agree to pay Southminster the remaining balance of the Entrance Fee for Your Residence as set forth in Schedule I. Entrance Fee deposits and reservation or waiting list deposits not previously credited or paid to You will be credited toward the balance of the Entrance Fee due. Your Entrance Fee may be subject to refund (see Section X).
- B. Service Fees. You agree to pay Service Fees on an on-going basis for a period beginning with Your Date of Occupancy and ending with Your Date of Vacancy except as described in this Agreement or in Southminster policy. Service Fees are to be paid in advance and will be pro-rated for partial months. If there is more than one party to this Agreement, the first or single person rate applies to one (1) of You when You share the same Residence, and to each of You if You each have different Residences.
- C. Additional Fees and Charges. There may be additional fees and charges for services that are not included in the Basic Fees. The means for billing or payment of these additional fees and charges will be decided by Southminster. When services are provided by third parties, You may be responsible for payment arrangements directly with those parties.
- D. Adjustments in Fees and Charges. Southminster may change the Service Fees or any other fees or charges at any time with thirty (30) days advance notice to You. It is anticipated that Service Fees will be adjusted at least annually to coincide with the start of Southminster's fiscal year.
- E. Billing and Payment Terms. Southminster will furnish You with a monthly statement showing Service Fees and additional fees or charges for the current or previous periods. The total amount due is payable within ten (10) days of the monthly statement date. Southminster may charge interest at a rate not to exceed the maximum allowed by law on any unpaid balance owed thirty (30) days from the monthly statement date. Southminster may terminate this Agreement if You have a past due amount in excess of sixty (60) days. You shall be responsible for the payment of attorney's fees and all other costs incurred by Southminster relative to the collection of any amounts past due. Termination of this Agreement does not end the obligation of You or Your estate to pay all amounts due, no matter when incurred.
- F. Health Center Credit Days. At the Date of Occupancy, each Resident whose Residence is in Independent Living is granted fourteen (14) Health Center Credit Days. At each subsequent anniversary of the Date of Occupancy, unused Health Center Credit Days for each Resident may be carried forward and, for each Resident whose Residence is in Independent Living, up to fourteen (14) new days granted, provided that the total accumulated for each Resident never exceeds forty-four (44) days. Health Center Credit Days are non-transferable, must be used only as defined in this Agreement and in

Southminster policy, and have no value if not used. No new Health Care Credit Days are granted after You Move to the Health Center.

- G. Use of Health Center Credit Days in the Health Center. Unless otherwise specified by Southminster policy, for each day You occupy or hold an accommodation in the Health Center, whether or not that accommodation is Your Residence, You must use a Health Center Credit Day until all such accumulated days are used. When You use a Health Center Credit Day, one day's worth of the Service Fee for an accommodation in the Health Center is waived but You will be charged for the additional two (2) meals per day provided in the Health Center and for other items that are not included in Your Base Fees. While You use Health Center Credit Days, Your Service Fees continue based on the Independent Living Residence from which You Moved or Transferred.
- H. Stays in a Health Center Accommodation without Health Center Credit Days. For each day that You occupy an accommodation in the Health Center without the use of a Health Center Credit Day, whether or not the accommodation is Your Residence, You will be charged the Service Fees for the Health Center accommodation.
- I. Continuation of Service Fees. Except as described in this Agreement or by Southminster policy, You are obligated to continue to pay Service Fees for Your Residence (including a Residence in the Health Center) until the Residence has been Vacated or while You are away from the Residence for any reason including a temporary stay in a different accommodation at or outside of Southminster.

VII. Terms of Residency

- A. Rights of Occupancy and Use. Subject to the terms and provisions of this Agreement, You have the right to occupy, use, and enjoy a Residence, common areas, amenities, programs and services of Southminster as defined in this Agreement from the Date of Occupancy until the Date of Termination.
- B. Damage. You are responsible for any damage to Southminster's owned or controlled property, including the cost of repair, replacement, or diminution of value that occurs as a result of Your negligence, abuse, or misuse or that of Your guest, employee, contractor or volunteer.
- C. Inappropriate Use. You may not engage in illegal activity while on or in Southminster owned or leased property, including in Your Residence, nor may that property be used in any manner in violation of any law or regulation. Your Residence may not be used for commercial purposes unless approved in writing by Southminster.
- D. Policies. You agree to abide by Southminster policies and procedures, including amendments, modifications and changes as may be adopted by Southminster. Such policies and procedures shall be made readily available to You.
- E. Access to Southminster. Southminster has the right to deny access to, or limit the use of its premises and property by any party but may not deny You access to Your Residence

or to common areas except in emergencies, for health or safety reasons, or as provided for in this Agreement.

- F. Transfer of Property. You agree not to make any gift or other transfer of property for the purpose of evading Your obligations under this Agreement, or if such gift or transfer would render You unable to meet such obligations. Such action could render You ineligible for potential financial assistance from Southminster.
- G. Representations Made by You. You affirm that representations and information that You provided for consideration for admission to Southminster, including health and financial information and including all additional information provided up to the Date of Occupancy, are accurate and reflect Your current status and, as such, are the basis for this Agreement.
- H. Financial and Health Information. While this Agreement is in effect and at Southminster's request, You agree to provide updates of the personal health and financial information that You originally provided to Southminster as part of the admission process. Except as prohibited by law, You agree to keep Southminster informed of health changes that affect Southminster's ability to meet its obligations to You, including authorizing access by appropriate Southminster staff or providers to records for health services that You receive away from Southminster.
- I. Visitors. Your visitors may stay for short periods in Your Residence or in other Southminster accommodations that may be provided. No person other than You may reside in Your Residence without the written approval of Southminster.
- J. Non-Southminster Service Providers. Should you choose to engage, on a paid or un-paid basis, the services of any party other than Southminster or its agents for services provided at Southminster, You agree to abide by Southminster policies and procedures for use of such providers. Southminster reserves the right to limit or prohibit access to its property by a provider or providers or to limit the use of providers. You agree to be responsible for the provider and the actions of the provider while engaged by You and to indemnify and hold harmless Southminster for any actions of such providers. Such providers are not considered Visitors as described in Section VII.I.
- K. Loss of Property. Southminster shall not be responsible for the loss of, or damage to any property belonging to You due to theft, mysterious disappearance, fire or any other cause.
- L. Insurance. You agree to furnish Southminster with evidence of required insurance coverage when requested. Any liability insurance that You carry should insure Your performance of the indemnity provisions of this Agreement. If You undertake activities that Southminster determines may create risk for Southminster, its employees and agents, other Residents, or visitors, Southminster may require that You carry other or additional insurance related to that risk. From the Date of Occupancy:
 - a. You agree to maintain Medicare Part A, Medicare Part B, and one supplemental health insurance policy or equivalent insurance coverage acceptable to

Southminster and to assign rights to proceeds to Southminster for services provided by Southminster;

- b. You agree to maintain insurance on vehicles that You park or drive at Southminster with coverage at least equal to the minimum required by law;
 - c. You agree to maintain an insurance policy that provides You with liability and personal property insurance with coverage at least equal to the minimum recommended in Southminster policy. You are strongly encouraged to carefully consider Your circumstances in deciding if limits higher than the minimum required by Southminster are appropriate.
- M. Will, Power of Attorney, and Health Care Power of Attorney. You agree, prior to the Date of Occupancy, to have executed a will naming an executor and a general power of attorney designating a competent person as attorney-in-fact. You are strongly encouraged to execute a healthcare power of attorney, and, if so desired, a living will. You agree to provide Southminster with copies of general and health care power of attorney documents, any living will, any other advance directives, and the location of Your will, prior to the Date of Occupancy. Except for Your will, You agree to provide Southminster with copies when these documents are changed.
- N. Inability to Manage Your Affairs. You agree that if you become incapable of governing yourself and managing your affairs and you have no legally recognized representative that can act on Your behalf, Southminster will have an interest in the matter which will entitle Southminster to institute legal action for the determination of Your competency and for the appointment of a legal guardian.
- O. Personal Physician. You agree to designate a licensed physician as Your personal physician. You are responsible for the cost of physician services.

VIII. Moves, Transfers, and Marriage after Occupancy

- A. General. Moves or Transfers within Southminster may occur with Southminster approval and are subject to the availability of the desired accommodation. A Move may involve the payment of an additional Entrance Fee amount and other fees as described in Southminster policy. You are responsible for Move costs and arrangements except as specified in Southminster policy or as agreed to in writing by Southminster. Southminster may prioritize Moves and Transfers at its sole discretion.
- B. Moves or Transfers to or within the Health Center. As a continuing care retirement community, Southminster provides multiple levels of care and Residence options. Each of these is designed to serve various needs that You may have as a Resident. Should You have needs that require or are best met by an accommodation in the Health Center, or by a change to a different accommodation there, You agree to Move or Transfer as recommended by Southminster. Southminster will consult to the extent possible with You, Your designated representative, Your physician, Southminster health care professionals, and representatives of Your family when appropriate in assessing the

appropriate accommodation. You agree that Southminster retains the right to make a final determination of the need to recommend that You Move or Transfer, and You agree to voluntarily comply with that recommendation as one of the conditions of being a Resident of Southminster.

- C. Move or Transfer to an Outside Organization. Southminster is not designed or licensed to care for persons who have certain conditions, including but not limited to certain psychiatric conditions or mental illnesses, certain acute medical conditions, and certain contagious or dangerous diseases. If You or Southminster determines that You need care beyond that provided by Southminster, or that Your continuing presence at Southminster is detrimental to the health or peace of You or of others at Southminster, You agree to voluntarily Move or Transfer to an outside organization capable of providing such care as one of the conditions of being a Resident of Southminster. Except in an emergency, Southminster will consult to the extent possible with You, Your designated representative, Your physician, Southminster health care professionals, and representatives of Your family when appropriate in assessing the appropriate accommodation. You agree to pay the expense of such a Move or Transfer and for all care subsequently provided by the other organization. This Agreement will be terminated by You or by Southminster in accordance with Section IX if the outside Move or Transfer becomes permanent.
- D. Temporary Displacement from Your Residence. If Southminster decides that Your Residence must be temporarily unoccupied for more than one (1) day for an emergency, to meet a law or regulation, for reasons of health or safety, for inspection, for purposes of modifications or repairs, or for some other reasonable purpose, You agree to Transfer to a temporary accommodation arranged by Southminster. Your Service Fees will continue but the costs of Transfer and of the temporary accommodation will be paid by Southminster unless the reason for the Transfer was caused by actions or inactions by You, Your guests, or Your non-Southminster service providers.
- E. Move to Accommodate Changes by Southminster. You agree to Move to a different Residence if changes implemented by Southminster will eliminate or significantly change Your Residence. Such a Move would only be required when deemed necessary by Southminster for the welfare of current or future Residents or for the continued successful operation of Southminster. You will be given at least thirty (30) days notice. All costs for Your Move will be paid by Southminster. Southminster will endeavor to provide You with a similar Residence whenever possible. Improvements that You made to the Residence that You are Vacating will be reimbursed by Southminster based on fair market value or, at Southminster's option and expense, relocated or replicated in Your new Residence.
- F. Marriage or Addition of Another Party after Date of Occupancy. Should You marry a person who is also a Resident of Southminster, the two of You may occupy either Residence or both Residences. Should You marry a person who is not a Resident or wish to add an additional party to this Agreement, Your spouse or the additional person may become a Resident if he or she meets all the requirements for admission, enters into a Residence and Services Agreement with Southminster, and pays the Entrance Fee and

Service Fees as defined in this Agreement. If Your spouse or the additional person does not meet the requirements of Southminster for admission as a Resident, You may terminate this Agreement in accordance with Section IX.C. or IX.D. (whichever is appropriate), or Your spouse or the additional person may be approved for admission under special circumstances and with negotiated fees as agreed to in writing by all parties to this Agreement.

IX. Rescission, Cancellation, and Termination

- A. Rescission. (See the definition of Rescission Period at II.L. on page 2.) You may rescind this Agreement during the Rescission Period. (See Section X.B.a. for refund terms.) You are not required to have a Date of Occupancy that falls within the Rescission Period.
- B. Cancellation. If, prior to the Date of Occupancy, Southminster denies You admission, or You die, or if, on account of illness, injury, or incapacity You are precluded from occupying a Residence at Southminster, this Agreement is automatically cancelled. You agree to provide evidence of changes in Your condition and Southminster will determine if the changes preclude You from occupancy. If more than one of You is a party to this Agreement, and the changes listed above that preclude occupancy affect only one of You, the Agreement can continue or be cancelled at the option of the other party or parties as expressed in writing to Southminster. If Southminster notifies You that Your reserved Residence will not be available for occupancy, You may reserve another Residence in accordance with Section III.E. or cancel this Agreement in accordance with the terms of this paragraph. (See Section X.B.a. for refund terms.)
- C. Termination by You Before the Date of Occupancy. After the Rescission Period and before Your Date of Occupancy, You may terminate this Agreement for reasons other than those defined in Section IX.B. above with thirty (30) days written notice. (See Section X.B.b. for refund terms.)
- D. Termination by You After the Date of Occupancy. After the later of the Rescission Period or the Date of Occupancy, You may terminate this Agreement by giving Southminster thirty (30) days written notice of such termination. In the event of the death of the last surviving Resident that is a party to this contract, this Agreement shall terminate immediately. (See Section X.B.c. for refund terms.)
- E. Termination by Southminster. Southminster may terminate this Agreement at any time if there is a determination by Southminster that there is just cause. Just cause may include, among other reasons, any material misrepresentation or omission made by You in the materials that You submitted as part of the admissions or financial assistance process; Your failure to make timely payments in accordance with Section VI; Your failure to abide by Southminster policies; the breach of any of the terms and conditions of this Agreement; Your refusal to voluntarily make a Move or Transfer that is deemed necessary and recommended in accordance with this Agreement; Your permanent Move or Transfer to an outside organization; or a good faith determination made by Southminster that You are a danger to Yourself or to others. Southminster will provide You with thirty (30) days notice of termination unless You are determined to be a danger

to Yourself or others in which case termination may be effective immediately. (See Section X.B.b. or Section X.B.c. for refund terms.). Denial of admission by Southminster prior to the Date of Occupancy is considered a cancellation rather than a termination and is described in Section IX.B.

X. Refund of the Entrance Fee

- A. General. Schedule I identifies the Entrance Fee that You paid, the Entrance Fee refund plan that You selected, and the basis for calculating the amount of the Entrance Fee that may be refundable to You. Any Entrance Fee refund for which You may be eligible is not made until the last surviving Resident that is a party to this Agreement has a Date of Vacancy and all other terms of this Agreement have been met. For purposes of calculating any refund of Your Entrance Fee, additional Entrance Fees paid under this Agreement after the Date of Occupancy (for certain Moves or for adding additional parties to the Agreement) are added together and treated as if paid at the first Date of Occupancy. Your refund will be paid to Your estate unless You arranged otherwise in writing with Southminster.
- B. Entrance Fee Refund by Type of Termination. This section describes Entrance Fee refunds, by type of terminations as described in Section IX.
- a. Rescission or Cancellation. If there is a rescission or cancellation as described in Sections IX.A and IX.B, the refund is 100% of all portions of the Entrance Fee that You have paid, less applicable non-standard costs described in Schedule II. Depending on the type of termination, any refund due will be paid within thirty (30) days of the end of the Rescission Period or from the date of cancellation.
 - b. Termination Before the Date of Occupancy. If, before the Date of Occupancy, You or Southminster terminate this Agreement as described in Sections IX.C. or IX.E., the refund is 100% of all portions of the Entrance Fee that You have paid, less non-refundable fees specified in Schedule I, less applicable non-standard costs described in Schedule II, less any other amounts owed under the terms of this Agreement. Any refund due will be paid within thirty (30) days from the date of termination.
 - c. Termination After the Date of Occupancy. If, after the Date of Occupancy, You or Southminster terminate this Agreement as described in Sections IX.D. or IX.E., the refund is the refundable portion of Your Entrance Fee as described in Schedule I, less applicable non-standard costs described in Schedule II, less any other amounts owed under the terms of this Agreement. Any refund due will be paid within thirty (30) days of the date of receipt by Southminster of an Entrance Fee received in full by Southminster from the next Resident that occupies the Independent Living Residence being Vacated as a result of Your termination.

XI. Financial Assistance

As long as Southminster remains classified as a non-profit charitable organization under Federal law and regulation, Southminster will endeavor to avoid termination of this

Agreement solely because You are financially unable to pay Southminster's fees. The decision to deny or grant financial assistance is at the sole discretion of Southminster. Southminster will provide financial assistance only if it can do so without impairing its ability to operate on a sound financial basis.

You agree that to be eligible for consideration for financial assistance, You will provide all information that Southminster decides is necessary to assess Your eligibility for financial assistance, and You will, when so requested by Southminster, obtain any other form of financial assistance that might be available to You including family assistance or government subsidy programs. You agree to notify Southminster immediately if you become aware that You might reasonably expect to need financial assistance and to work cooperatively with Southminster to make reasonable changes that might help delay or minimize any eventual financial assistance need.

If You receive financial assistance from or arranged through Southminster, You agree to comply with reasonable conditions which may include a Move to a different Residence. You agree that Southminster will deduct from refunds due to You, or may seek to recover from Your estate, any financial assistance that Southminster or any of its' owned, controlled, or affiliated organizations has provided to You.

XII. General

- A. Assignment. Your rights and privileges under this Agreement are personal to You and may not be transferred or assigned by You by any act by You, by legal proceeding, or in any other manner.
- B. Management of Southminster. The absolute rights of management are reserved by Southminster. Southminster reserves the right to accept or reject any person for residency as allowed by law.
- C. Multiple Residents as Parties to this Agreement. When more than one (1) Resident is a party to this Agreement, Date of Availability, Date of Occupancy, Date of Termination, and Date of Vacancy applies to each Resident separately when such dates do not coincide for all the Residents. This Agreement continues in force until the last Resident that is party to this Agreement has a Date of Termination and a Date of Vacancy. All Residents that are parties to this Agreement shall all be equally and fully responsible for the payment of all fees and charges required under this Agreement.
- D. Rights to Property/Subordination. This Agreement does not transfer or grant any interest in the real or personal property owned or administered by Southminster other than the rights and privileges as described in this Agreement. Nothing contained in this Agreement shall be construed to create the relationship of landlord and tenant between Southminster and You. Any rights, privileges, or benefits under this Agreement, including Your right to a full or partial refund (except for escrowed Entrance Fee deposits as described in Section III.B. and Schedule I), shall be subordinate to any existing or subsequent mortgages or deeds of trust on any of the premises or to any other interest in the real property of Southminster and to all amendments, modifications, replacements, or

refinancing of any existing or subsequent mortgages or deeds of trust or to any liens or security interests held by secured creditors of Southminster. This subordination provision means that the claims of secured creditors, in the event of Southminster's bankruptcy or default on its financial obligations, shall be paid before You are entitled to receive any applicable refund. Upon request, You shall execute and deliver any document which may be required by Southminster, or by the holder of any such mortgages or deeds of trust or other encumbrances, to effect or confirm such subordination.

- E. Severability and Forbearance. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of the Agreement shall be valid and enforceable to the fullest extent permitted by law. No act of forbearance or failure to insist upon prompt performance of any of the terms of this Agreement by Southminster shall be construed as a waiver of rights granted to Southminster, or limit Southminster's ability to enforce all the provisions of this Agreement.
- F. Repair, Construction, or Destruction of Property. Southminster shall not be liable for any damage, compensation or claim by reason of inconvenience or annoyance resulting from the necessity of repairing Southminster buildings or property, from construction at Southminster, or from displacement from property as the result of damage, destruction, construction, or repair.
- G. Third Party Injuries and Claims. You agree to indemnify, defend and hold Southminster harmless from and against any and all claims, demands, liabilities, losses or damages (including attorneys' fees) arising out of any injury to or death of any person or any damage to property occurring within the Southminster retirement community and caused by Your acts or omissions or the acts or omissions of Your invitees, licensees, or guests.
- H. Entire Agreement. All schedules and addenda attached to this Agreement are incorporated herein and made a part hereof by reference. This Agreement, including any schedules and addenda attached hereto, constitutes the entire agreement between Southminster and You and supersedes all prior written or prior contemporaneous oral understandings or agreements between Southminster and You. Southminster shall not be liable or bound in any manner by any statements, representations, or promises made by any person representing or assuming to represent Southminster, unless such statements, representations, or promises are set forth in this Agreement or its Schedules and Addenda.
- I. Amendments and Modifications. This agreement shall not be altered, amended or modified except in writing and duly executed by You and Southminster.
- J. Successors and Assigns. Except as set forth herein, this Agreement shall bind and inure to the benefit of the successors and assigns of Southminster and Your heirs, executors, administrators, guardians, and assigns.

K. Gender. Throughout this Agreement, the use of the masculine or feminine gender shall include either, and the use of the singular shall include the plural.

L. Notice Provisions. Any notices, consents, or other communications to Southminster hereunder (collectively “notices”) shall be in writing and addressed as follows:

President
Southminster, Inc.
8919 Park Road
Charlotte, NC 28210

M. Governing Law. This Agreement shall be governed by the laws of the State of North Carolina.

IN WITNESS WHEREOF the parties have hereunder set their hands and seals as of the day and year first written above.

SOUTHMINSTER, INC.

RESIDENT(S)

By: _____

Title: _____



S O U T H M I N S T E R

A Continuing Care Retirement Community

8919 Park Road – Charlotte, NC 28210

Schedule I of the Residence and Services Agreement

I. Introduction

This Schedule I is a part of the Residence and Services Agreement entered into on this day of _____, 20____, by and between Southminster, Inc., a North Carolina non-profit corporation (hereinafter called "Southminster"), and _____ (hereinafter called "Resident", "You", or "Your").

II. Residence

You have reserved Residence number _____ for occupancy by _____ party (parties). This Residence is the following type:

cottage apartment nursing assisted living assisted living – dementia.

This Residence is or is not constructed as of the Date of Agreement.

This Residence is unfurnished but is provided with standard features selected and provided by Southminster. If You select options, upgrades, or request or accept other non-standard features or if there are features that are provided as an additional charge, those are identified in Schedule II. Following is a description of the reserved Residence:

III. Entrance Fee

- A. **Entrance Fee Amount:** The Entrance Fee for the Residence that You have reserved, based on the Entrance Fee refund plan that You have selected, is \$_____ for the 1st person and \$_____ for the 2nd person for a total of \$_____.
- B. **Entrance Fee Deposit:** Your Entrance Fee deposit is \$_____. This is 10% of the total Entrance Fee noted above. This deposit is or is not required by law to be placed into an escrow account.
- C. **Entrance Fee Refund Plan:** You have selected the _____ Entrance Fee refund plan. Based on the refund plan You selected, the method for calculating any Entrance Fee refund for which You may be eligible in accordance with Section X is described below. Note that when calculating the refundable portion for all plans, a month is defined as a full or partial calendar month including the months of the Date of Occupancy and of the Date of Vacancy and all months are counted from the Date of Occupancy.

Standard Entrance Fee Refund Plan. The refundable portion of the Entrance Fee is the difference between the total Entrance Fee paid less 5% of that sum per month. No refund of the Standard plan Entrance Fee is made after twenty (20) months.

50% Entrance Fee Refund Plan. The refundable portion of the Entrance Fee is the difference between the total Entrance Fee paid less 5% of that sum per month through the earlier of the tenth (10th) month or the Date of Vacancy. After the tenth (10th) month, the refundable portion is 50% of the sum of Entrance Fees paid.

90% Entrance Fee Refund Plan. The refundable portion of the Entrance Fee is the difference between the total Entrance Fee paid less 5% of that sum per month through the earlier of the second (2nd) month or the Date of Vacancy. After the second (2nd) month, the refundable portion is 90% of the sum of Entrance Fees paid.

- D. **Escrow of Entrance Fee Deposit.** If Your Entrance Fee deposit is required to be placed into an escrow account as indicated in this section, You acknowledge receipt of a copy of the escrow agreement between Southminster and the escrow agent and agree to the terms of that escrow agreement. The escrow agreement defines the instruments into which the escrow may be invested to earn interest, and the terms and conditions under which the escrow agent will release Your Entrance Fee deposit to Southminster or to You. Southminster selects and may change the escrow agent.

IV. Service Fee

The Service Fee for the Residence that You have reserved is a **monthly** or **daily** fee. It equals \$ _____ for the 1st person and \$ _____ for the 2nd person for a total of \$ _____ as of Date of Agreement. **NOTE that the Service Fee may change before and after the Date of Occupancy in accordance with Section III and VI of the Agreement. The Service Fee at the Date of Occupancy will be based on the rates in effect at that date.**

V. Date of Occupancy

Your Date of Occupancy is _____. All parties to this Agreement acknowledge this Date of Occupancy by initialing below:

Southminster: _____ Resident: _____ Resident: _____

VI. Non-refundable Fee

If You or Southminster terminate this Agreement as described in Section IX.C. or Section IX.E. of the Agreement, You will owe Southminster a non-refundable fee of \$ _____ in addition to any other obligations defined under the Agreement. As described in Section X of the Agreement, the non-refundable fee, when owed, may be deducted from any refund due to You.



SOUTHMINSTER

8919 Park Road – Charlotte, NC 28210

Schedule II of the Residence and Services Agreement

I. Introduction

This Schedule II is a part of the Residence and Services Agreement entered into on this day of _____, 20____, by and between Southminster, Inc., a North Carolina non-profit corporation (hereinafter called “Southminster”), and _____ (hereinafter called "Resident", “You”, or “Your”). The Residence that You have reserved is #_____.

II. Non-standard Features You Have Requested

You have selected the upgrades, options, or other non-standard features as described and at the prices shown below in this section. Prices and payment term for these items are also described. As described in Section X of the Agreement, You are required to pay for these items even if termination occurs prior to the Date of Occupancy.

[Note: a chart is inserted to list the item, associated price, and payment terms.]

III. Non-standard Features from Previous Occupants

The Residence that You have reserved has the following features that were implemented by a previous Resident:

[Note: a chart is inserted to list the item, associated price, and responsibility for maintenance.]

IN WITNESS WHEREOF the parties have hereunto set their hands and seals as of the _____ day of _____, 20_____.

SOUTHMINSTER, INC.

RESIDENT(S)

By:_____

Title:_____

ATTACHMENT 5 -

- Southminster's Mission Statement



SOUTHMINSTER

Our Vision

Southminster will be a national leader and the community of choice enabling seniors to live their lives to the fullest.

Our Mission

Southminster is a non-profit, charitable community that embraces the individual, fostering a quality of life characterized by choice, independence, well-being, spirituality, dignity, privacy and peace of mind for each person.

Guiding Philosophy

Founded with pride in 1987 by two local churches, Southminster has become the premier non-profit retirement community in the Charlotte region. We serve a vibrant community of residents and others who are living their lives to the fullest. With a respected and highly capable staff, Southminster provides the highest quality healthcare, services, and programming. Recognizing the uniqueness of every person, we are seen as a national leader in care for the aging. We reach out to those in the community and help them throughout the transition of aging. For many, this includes a physical move to Southminster. We continually update our services and residences so that they are the most attractive in the area. We embrace change, diversity and technology, not for our own sake but to improve the lives of our residents and others we serve. We have a strong financial foundation which we are continually improving. Southminster is seen as a leader in giving back to the community through its many partnerships and other charitable activities.

Southminster's Values

Southminster is committed to the following core values:

- 1) **Community:** Southminster residents and others we serve live their lives to the fullest in a collaborative atmosphere of mutual respect, compassion and trust.
- 2) **Excellence:** Our leadership and staff have a professional dedication to excel at everything they do, knowing such efforts will improve the lives of our residents and others we serve.
- 3) **Integrity:** Our community of staff, residents and others we serve strive for the highest levels of ethical behavior, financial responsibility, fair practices and accountability.

4) **Respect for the Individual:** Because every individual is unique, Southminster strives to help each resident and others we serve to maximize their independence and well-being.

5) **Charity and Outreach:** Southminster provides residents peace of mind so that they can continue to live a dignified life should unforeseen circumstances cause them to outlive their assets. Additionally, Southminster is dedicated to making a difference in the broader Charlotte community through its charitable work and donations.

ATTACHMENT 6 -

- Acknowledgment of Receipt of Disclosure Statement

ACKNOWLEDGEMENT OF RECEIPT
OF
DISCLOSURE STATEMENT

Southminster, Inc.
8919 Park Road
Charlotte, NC 28210

Southminster (the "Facility") has delivered a Disclosure Statement to me, a prospective resident, prior to or at the time of executing a Residency Agreement to provide continuing care, or prior to or at the time of the transfer of any money or other property to the facility, whichever occurred first.

As a prospective resident, the facility's representatives have encouraged me to read the Disclosure Statement in its entirety before entering into any contract or written agreement or paying any fee.

I understand the facility, like all other continuing care facilities in the State of North Carolina, is subject to an act concerning registration and disclosure by continuing care facilities (the "Act"). Registration under the act does not constitute approval, recommendation, or endorsement of the facility by the Department of Insurance or the State of North Carolina, nor does such registration evidence the accuracy or completeness of the information in the Disclosure Statement.

I understand this matter involves a financial commitment and associated risk as well as a legally binding contract. In evaluating the Disclosure Statement and the Financial Statements prior to any commitment, I was encouraged to consult with an attorney and/or financial advisor who can review these documents with me, if any matters contained herein are not clear, including an understanding of solvency and deficit fund balance levels for this and other continuing care facilities.

Prospective Resident

Date of Signature

Facility Representative

Date of Signature

ATTACHMENT 7 –

- Interim Financial Statements as of December 31, 2020

SOUTHMINSTER, INC.
INTERIM STATEMENT OF OPERATIONS AND CHANGE IN NET DEFICIT
December 31, 2020

	FIRST QUARTER			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUES, GAINS, AND OTHER SUPPORT						
Independent Living Revenue	\$ 4,337,901	\$ 4,288,644	\$ 49,257	\$ 4,337,901	\$ 4,288,644	\$ 49,257
Healthcare Revenue	1,635,362	1,616,529	18,833	1,635,362	1,616,529	18,833
Home Care Revenue	674,428	693,583	(19,155)	674,428	693,583	(19,155)
Resident Assistance	(162,521)	(196,921)	34,400	(162,521)	(196,921)	34,400
Earned Entrance Fees	2,136,357	1,906,989	229,368	2,136,357	1,906,989	229,368
Investment Income, net	405,898	225,784	180,114	405,898	225,784	180,114
Realized Gains	10,541	-	10,541	10,541	-	10,541
Contributions	968,105	357,000	611,105	968,105	357,000	611,105
Net Assets Released From Restrictions	89,611	125,000	(35,389)	89,611	125,000	(35,389)
Other Income	73,778	60,700	13,078	73,778	60,700	13,078
Total Revenues, Gains, and Other Support	<u>10,169,460</u>	<u>9,077,308</u>	<u>1,092,152</u>	<u>10,169,460</u>	<u>9,077,308</u>	<u>1,092,152</u>
OPERATING EXPENSES						
Salaries, Wages, and Employee Benefits	4,516,323	4,534,097	17,774	4,516,323	4,534,097	17,774
Maintenance, Housekeeping, and Utilities	593,755	647,681	53,926	593,755	647,681	53,926
Food and Related Supplies	430,341	389,778	(40,563)	430,341	389,778	(40,563)
Insurance	81,215	90,185	8,970	81,215	90,185	8,970
Information Technology, Consulting, and Professional Fees	163,387	147,577	(15,810)	163,387	147,577	(15,810)
Professional Development	21,091	27,315	6,224	21,091	27,315	6,224
Marketing	84,983	68,683	(16,300)	84,983	68,683	(16,300)
Other Operating Expenses	448,362	371,493	(76,869)	448,362	371,493	(76,869)
Depreciation and Amortization	2,071,650	2,106,367	34,717	2,071,650	2,106,367	34,717
Interest Expense	1,389,048	1,690,144	301,096	1,389,048	1,690,144	301,096
Loss on Disposal of Assets	3,411	10,000	6,589	3,411	10,000	6,589
Community Benefit	128,864	145,975	17,111	128,864	145,975	17,111
Total Operating Expenses	<u>9,932,430</u>	<u>10,229,295</u>	<u>296,865</u>	<u>9,932,430</u>	<u>10,229,295</u>	<u>296,865</u>
OPERATING INCOME (LOSS)	237,030	(1,151,987)	1,389,017	237,030	(1,151,987)	1,389,017
Change in Unrealized Gains on Investments	1,394,997	-	1,394,997	1,394,997	-	1,394,997
DECREASE (INCREASE) IN UNRESTRICTED NET ASSETS (DEFICIT)	1,632,027	(1,151,987)	2,784,014	1,632,027	(1,151,987)	2,784,014
Temporarily Restricted Contributions	92,371	24,999	67,372	92,371	24,999	67,372
Net Assets Released from Restrictions	(89,611)	(125,000)	35,389	(89,611)	(125,000)	35,389
CHANGE IN NET ASSETS (DEFICIT)	1,634,787	(1,251,988)	2,886,775	1,634,787	(1,251,988)	2,886,775
NET DEFICIT AT BEGINNING OF PERIOD	<u>(7,819,786)</u>	<u>(7,819,786)</u>	<u>-</u>	<u>(7,819,786)</u>	<u>(7,819,786)</u>	<u>-</u>
NET DEFICIT AT END OF PERIOD	<u>\$ (6,184,999)</u>	<u>\$ (9,071,774)</u>	<u>\$ 2,886,775</u>	<u>\$ (6,184,999)</u>	<u>\$ (9,071,774)</u>	<u>\$ 2,886,775</u>

SOUTHMINSTER, INC.
INTERIM BALANCE SHEET
December 31, 2020

	2021	2020
Assets		
Current Assets		
Cash & Cash Equivalents	\$ 1,266,093	\$ 1,055,968
Short-Term Investments	3,377,910	3,690,774
Trusted Cash Assets	2,293,986	2,266,127
Accounts Receivable-Residents	241,524	261,638
Interest Income Receivable	66,527	242,103
Sales Tax Receivable	334,060	965,718
Accounts Receivable-Other	40,550	94,467
Current Pledges Receivable	104,475	134,250
Prepaid Expenses	556,526	445,067
Total Current Assets	8,281,651	9,156,112
Property, Plant, & Equipment, At Cost		
Land and Land Improvements	4,281,320	4,096,066
Buildings	253,522,049	143,869,947
Furniture, Fixtures and Equipment	9,181,746	7,052,072
	266,985,115	155,018,085
Less Accumulated Depreciation	(76,774,466)	(74,462,300)
	190,210,649	80,555,785
Construction in Progress	2,170,373	71,603,454
Net Property, Plant, & Equipment	192,381,022	152,159,239
Other Assets		
Operating Reserve	5,680,683	5,680,683
Southminster Community Fund	50,000	50,000
Capital Campaign Fund	910,976	443,963
2018 Construction Fund	2,353,634	31,407,333
Debt Service Reserves	9,034,038	9,235,223
Investment Securities, At Market	16,785,259	21,058,719
Deferred Marketing Cost-Expansion	180,231	149,577
Deferred Rent	3,723	10,107
Long-Term Pledges Receivable	579,567	722,020
Other Long Term Assets	240,560	216,404
Total Other Assets	35,818,671	68,974,029
Total Assets	\$ 236,481,344	\$ 230,289,380
Liabilities		
Current Liabilities		
Accounts Payable	\$ 2,164,466	\$ 7,283,121
Retainage Payable	350,000	4,997,480
Accrued Payroll and Employee Benefits	1,911,947	1,248,680
Accrued Interest Expense	1,753,925	1,768,199
Current Portion of Long Term Debt	2,389,270	2,035,000
Total Current Liabilities	8,569,608	17,332,480
Long Term Debt		
Series 2016 Bonds, Plus Unamortized Premium	56,225,768	58,771,175
Series 2018 Bonds, Plus Unamortized Premium	90,282,319	90,437,541
2017 Term Bank Loan	6,308,102	4,614,447
Unamortized Bond Issuance Costs	(2,493,897)	(2,594,264)
Total Long Term Debt, Net	150,322,292	151,228,899
Advance Entrance Fee Deposits	866,209	2,822,135
Deferred Standard Entrance Fee Revenue	58,645,858	43,871,411
Refundable Entrance Fees	24,262,376	23,343,598
Total Liabilities	242,666,343	238,598,523
Net Assets (Deficit)		
Temporarily Restricted Net Assets	1,614,804	1,452,173
Unrestricted Net Assets (Deficit)	(7,799,803)	(9,761,316)
Total Net Assets (Deficit)	(6,184,999)	(8,309,143)
Total Liabilities and Net Assets (Deficit)	\$ 236,481,344	\$ 230,289,380

SOUTHMINSTER, INC.
INTERIM STATEMENT OF CASH FLOWS
December 31, 2020

For the three months ended,
12/31/2020 **12/31/2019**

Cash Flows from Operating Activities

Change in Total Net Deficit	\$	1,634,787	\$	1,443,433
Adjustments:				
Earned Entrance Fees		(2,136,357)		(1,495,295)
Depreciation		2,067,550		1,673,855
Amortization of Bond Premium		(143,460)		(147,389)
Amortization of Bond Issue Costs		34,570		28,251
Amortization of Deferred Marketing Costs		4,100		2,246
Loss on Disposal of Assets		3,411		13,427
Net Unrealized Gains on Investments		(1,394,997)		(792,753)
Realized Gains on Investments		(10,541)		(53,394)
(Increase)/Decrease In:				
Accounts Receivable, Net		(9,680)		24,560
Other Current Assets		3,749,053		3,054,255
Deferred Assets		(41,462)		(27,917)
Increase/(Decrease) In:				
Accounts Payable		(48,552)		(228,472)
Accrued Payroll and Employee Benefits		154,582		89,355
Accrued Interest Expense		(61,591)		(755,717)
Net Cash Provided by Operating Activities		3,801,413		2,828,445

Cash Flows From Investing Activities

Change of Assets Limited to Use		4,061,212		12,265,075
Purchases of Investments		(1,020,413)		(37,629)
Purchases of Property and Equipment for Routine Additions		(742,802)		(1,087,805)
Purchases of Property and Equipment for Expansion Projects		(7,810,819)		(19,204,395)
Net Cash Used In Investing Activities		(5,512,822)		(8,064,754)

Cash Flows from Financing Activities

Proceeds from Entrance Fees		3,651,933		3,059,863
Proceeds from Entrance Fees (Terrace First Generation)		5,141,200		-
Entrance Fees Refunded		(1,703,456)		-
Entrance Fees Refunded (Terrace First Generation)		(138,450)		-
Deposits Received, Net of Refunds and Conversions to Entrance Fees		(84,080)		34,850
Deposits Received on North Terraces, Net of Refunds and Conversion to Entrance Fees		(504,430)		51,680
Proceeds from 2017 and 2018 Bank Loans		778,993		3,969,043
Principal Payments on Series 2016 Bonds		(2,035,000)		(1,970,000)
Repayments of 2017 and 2018 Bank Loans		(4,524,020)		-
Payment of 2020 Line of Credit Closing Costs		(725)		-
Net Cash Provided by Financing Activities		581,965		5,145,436

Net Decrease in Cash and Cash Equivalents		(1,129,444)		(90,873)
Cash and Cash Equivalents, Beginning of Year		2,395,537		1,146,841

Cash and Cash Equivalents, End of Year	\$	1,266,093	\$	1,055,968
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