

KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC.

DISCLOSURE STATEMENT

April 2024

Issuance of a certificate of registration by the Maryland Department of Aging does not constitute approval, recommendation, or endorsement of a continuing care retirement community by the Department, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set forth in this Disclosure Statement.



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KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC DISCLOSURE STATEMENT

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The following disclosure statement is given in compliance with Section 10-425 of the Human Services Article of the Annotated Code of Maryland.

1. Information Pertaining to the Facility

King Farm Presbyterian Retirement Community, Inc., d/b/a Ingleside at King Farm (IKF), is a Maryland not-for-profit Continuing Care Retirement Community. IKF has two addresses. The original address is 701 King Farm Boulevard, Rockville, Maryland, 20850. The second address that was added with the expansion is 1615 Piccard Dr., Rockville, MD 20850. The land on which the community is located is owned by IKF.

Description of Facility

Ingleside at King Farm is located near the Shady Grove Road exit off I-270 in the city of Rockville, Montgomery County, Maryland, providing access to the Washington Metropolitan Area via I-495, I-95, Rockville Pike (355), and the Shady Grove Metro. IKF is part of the planned, intergenerational, urban neighborhood of King Farm. King Farm is comprised of a variety of residential and commercial developments and is near a Village Center which is replete with stores, restaurants, a supermarket, and pharmacy. A one-acre park is also within proximity. IKF is within a few miles of Montgomery Mall, historic Rockville, and Bethesda. Area hospitals are also close to IKF.

IKF is in the Irvington Centre section of King Farm, bordered on the south by King Farm Boulevard, on the north by Piccard Drive, to the east by The Goddard School at the intersection of King Farm Boulevard and Gaither Road, and to the west by an office building.

There are 366 Independent Living apartments, 32 Memory Support Assisted Living residences, 32 Assisted Living residences, and 45 Comprehensive Care beds. (Assisted Living is licensed for 46 beds). Assisted Living apartments are comprised of 2 studios, 18 one bedrooms, 9 deluxe one bedroom and 3 two bedrooms. The Independent Living apartments feature a modern design and have sizes that range from studios with approximately 550 square feet to 3-bedroom, 3-bathroom apartments with 2,330 square feet.

Amenities include an indoor pool and spa, wellness/fitness center and fitness studio, salon, resident classrooms, computer room, art studio, library, club room, game room, card room a

cultural arts center, social day program space for persons with dementia, outpatient rehab center, clinical facilities, indoor and outdoor parking, and resident storage. There are also casual and formal dining areas available including the Coffee Shop, Formal Dining Room, Private Dining Room, Bistro, and Courtyard Café.

The buildings are all connected so you can stay inside to walk from one side of the community to the other.

2. Name and Address of the Provider

King Farm Presbyterian Retirement Community
d/b/a Ingleside at King Farm
701 King Farm Boulevard
Rockville, Maryland 20850

Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc.
d/b/a Ingleside
2275 Research Blvd., Suite 450,
Rockville MD 20850

3. Organizational Structure and Management of the Provider

King Farm Presbyterian Retirement Community, Inc., d/b/a Ingleside at King Farm, is a Maryland not-for-profit 501(c)(3) corporation with status as a tax-exempt organization under the Internal Revenue Code. Ingleside at King Farm is governed by a Board of Directors. The parent corporation is the Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc. d/b/a/ Ingleside. Lynn O'Connor is Ingleside's President and CEO. Mrs. O'Connor reports to the Ingleside Boards of Directors.

Reporting to Lynn O'Connor is Christine L. Podles, Chief Operating Officer. An accomplished Health Care Aging Services Leader with the vision and insight to strategically plan, direct, and facilitate Ingleside's operations. Christine L. Podles has over 25 years' experience as a Licensed Nursing Home Administrator and Aging Services professional. Her keen expertise has led re-design efforts to support business growth, implement and manage changes to drive organizational performance and enhance revenue streams. Christine's proficiency in providing leadership to achieve strategic realignment and organization drove the prior 17 years she spent with Catholic Charities of Baltimore, Maryland, managing the daily operations of The Neighborhoods at St. Elizabeth and overseeing of The Green House Residences, a state-of-the-art project of cultural change in aging services, created by Dr. Bill Thomas, founder of The Eden Alternative. She holds a Master of Arts degree in the Management of Aging Services from the University of Maryland, Bachelor of Science in Communication and Marketing from Bradley University in Peoria, Illinois and has been certified as an Aging Services Professional since 2002. Maryland Governor, Martin O'Malley, appointed Christine L. Podles in 2008 to serve as Chair of the Maryland Board of Examiners of Nursing Home Administrators and she operated in this role until December 31, 2015. In addition, Christine also serves on the Board of Directors for

LifeSpan.

Reporting to Christine Podles is Kenya Bryant, Executive Director of Ingleside at King Farm. Kenya joined the organization in August 2022. Kenya possesses a Bachelor of Science in Computer Information Systems and Business Administration. She is a recent graduate of the Virginia, Maryland, and DC LeadingAge Leadership Academy, a certified trainer for Dementia Friendly Virginia and Action Pact, Inc. Resident Centered Care, and is currently in the process of completing an administrator in training program to obtain her nursing home administrator license. Kenya began her career in technology, later discovering her love of direct service, she worked for KIDPOWER of Colorado, Girls Scouts of Colorado, and Girls Scouts Nation's Capital. Kenya before coming to Ingleside at King Farm Kenya spent the last 10 years working at Hermitage in Northern Virginia, a Life Plan community located in Alexandria, VA. Where she began her work at Hermitage as the social services manager and moved into the associate executive director and served as the interim executive director. In addition, Kenya has participated as a speaker at LeadingAge Virginia's Leadership Summit and Annual Conference in 2021.

Jamie Spencer joined the organization as Interim Chief Financial Officer in October 2021. Jamie has over 15 years of finance and accounting experience. He is a forward thinker in the realm of aging services and provides analysis and support to senior housing developers and senior care providers. He is the Founder and President of Silver Bloom Consulting, LLC, an aging services advisory firm specializing in ad-hoc financial projection, financial modeling, interim CFO/Controller services, and distressed asset management. Jamie graduated from Northern Arizona University with a bachelor's in finance and received his master's in business administration from Northeastern University. He is a Certified Public Accountant, licensed in Pennsylvania. Jamie was appointed Chief Financial Officer in March 2022.

4. Information Concerning Members of the Board of Directors and Officers of the Corporation

As a not-for-profit corporation, no individual person owns an equitable or beneficial interest in Ingleside at King Farm.

The members of Ingleside at King Farm's Board of Directors and the officers and their occupations are as follows:

STEVEN L. WAGNER-VICE CHAIR

Ingleside, Ingleside at Rock Creek, Westminster at Lake Ridge, Ingleside at King Farm and Ingleside at Home boards Steven L. Wagner is a global management, marketing and sales executive with over 30 years of experience in the U.S., Canada and U.K. cable/telecommunications, entertainment, media and not-for-profit sectors. He is the former vice president and chief marketing officer of Canada's largest telecoms company, Roger Cable Communications. Most recently, Wagner served as vice president of the American Red

Cross's National Headquarters Development, where he played a vital role in the restructuring, rebuilding and transformation of the National Development operations. He lives in Washington, DC, with his wife and leads his own business, an advisory/consultancy services and investment firm pursuing opportunities with a focus on tech start-ups and real estate.

NANCY KUHN. - CHAIR

Nancy Kuhn is a former attorney whose eclectic career spanned 20 years in private practice and years in non-profit and government service. She is a former partner of Morgan, Lewis & Bockius, LLP, an international law firm, where she counseled and litigated on behalf of Fortune 200 corporations and national non-profit organizations, including private foundations and educational organizations. More recently, she was Director of External Relations for the Business-Higher Education Forum (BHEF), a national non-profit composed of corporate CEOs, university presidents, and foundation leaders focused on addressing U.S. education and workforce challenges, particularly in STEM. There, she was responsible for BHEF's fundraising, member relations and outreach, and strategic communications efforts. She is a member of Wake Forest University's College Board of Visitors, an advisory board to the Dean of the College; former vice chair and member of the Board of Learn Serve International, a social entrepreneurship non-profit that equips high school students to tackle social problems locally and abroad; and former chair of the National Capital Region Advisory Board of College Summit (now known as Peer Forward), a national non-profit dedicated to building a diverse pipeline of first generation college-going students. She is also a former president of the Wake Forest University Alumni Association. Kuhn earned her J.D. degree from George Washington University; her M.P.A. from the University of North Carolina at Chapel Hill; and a B.A. in political science from Wake Forest University. She is a member of the DC Bar (inactive).

DON BOARDMAN –RESIDENT DIRECTOR Donald Boardman spent over 20 years as Chief Financial Officer of Oxford Development Corporation as it grew from a small real estate company into the 2nd largest multi-family housing developer, owner, and investor in the country. During the last several years of his time with Oxford he was President of Oxford's project finance subsidiary and responsible for raising all equity and debt financing for over 40,000 housing units. After retiring from Oxford, he worked extensively on several nonprofit boards, primarily in mental health including the National Alliance for Mental Illness (NAMI Maryland) and the Brain and Behavior Research Foundation, a private global funder of basic research in mental illness. In addition, he served as President and Chairman of Round House Theatre in Bethesda, MD, senior warden at St Columba's Church in Washington, DC and as co-founder of two homeless housing related nonprofits. Donald and his wife Janet have lived at Ingleside at King Farm since November 2019 where he served as Chair of the resident finance committee.

SALLY COX

Sally Cox has worked as a financial executive for over 25 years. She currently serves as the Chief Operations and Financial Officer at Central Union Mission, a non-profit organization helping the poor in the District of Columbia since 1884. She began her career in public accounting in Houston Texas. She has served non-profit organizations such as the National Cathedral School for Girls, the Women's Committee for the Washington National Opera, and the Moss Arts Center at Virginia Tech.

Sally holds a master's in business administration, Finance, and Investments from George Washington University – Schools of Business. She lives in Washington, DC with her husband John and attends The Chevy Chase Presbyterian Church in Washington, DC.

DALE CLARK-RESIDENT DIRECTOR WLR Dale H. Clark received a Bachelor of Arts in foreign language from the University of Rochester and was commissioned as a second lieutenant in the U.S. Marine Corps in 1956. He graduated from the Marine Corps Basic and Amphibious Warfare School, the NATO Defense College and the Naval War College. Clark was a member of the teaching faculty of Yale University and the U.S. Naval War College. He served combat assignments in the Dominican Republic, Vietnam and Lebanon, and was an infantry officer, with unique skills in the employment of nuclear weapons, logistics, and research and development. He retired from the U.S. Marine Corps with the rank of colonel in 1986. Clark served as a civilian employee in the Office of the Secretary of Defense from 1986 to 1988, initially as principal director, Office of the Deputy Assistant Secretary of Defense for Drug Policy and Enforcement for three years, and then as senior management analyst, Office of the Director, Administration & Management for 10 years. From 1999 to 2000, he worked as a consultant to the U.S. Department of Defense as a specialist in defense organization and management, intelligence and counterintelligence. After moving to Westminster at Lake Ridge in September 2007, Clark served on the resident council and the resident dining, development and finance committees. He was appointed to the corporate governance & nominations committee in 2008, where he continues to serve. He served as chairman of the board of directors of the Westminster Ingleside Foundation from 2010 to 2015 and currently serves as chair emeritus of the board. From 2010 to 2015, Clark served as director of the board of directors of Ingleside and its affiliate boards at Westminster at Lake Ridge, Ingleside at Rock Creek and Ingleside at King Farm. He and his wife, Evelyn, enjoyed their life at Westminster at Lake Ridge. They have three daughters, whose families all reside in Northern Virginia.

GREGG JOHNSON

Gregg Johnson is a Managing Director and Co-Founder in 1992 of BIA Capital Strategies. He provides strategic financial advice in mergers & acquisitions, financial recapitalizations and special situations and has raised nearly \$1 billion in debt and equity capital, particularly in media and communications firms. He is also a General Partner and Co-founder of BIA Digital Partners, investing debt and equity funding in 38 lower middle market companies.

Prior to joining BIA Capital Strategies, Mr. Johnson was the Division Manager of the Healthcare and Communications Lending Groups at American Security Bank (now part of Bank of America) in Washington, D.C. He led and directed complex debt transactions for small to mid-sized companies throughout the U.S.

He has served as an Elder on the Session of Potomac Presbyterian Church and as Chair of its Finance, Endowment and Generosity Committees. He previously served on the Session of Chevy Chase Presbyterian Church and as Chair of its Finance Committee.

Johnson received a B.S. in Commerce from the University of Virginia and an MBA from the University of Rochester.

HOWARD GLECKMAN Howard Gleckman is a Senior Fellow at The Urban Institute in Washington, DC, where he is affiliated with both the Tax Policy Center and the Program on Retirement Policy. He is the author of *Caring for Our Parents* (St. Martin's Press) and writes a fiscal policy blog for the Urban-Brookings Tax Policy Center and a regular column on aging issues for Forbes.com. He speaks and writes frequently on long-term care issues. In 2016, he was named one of the nation's top 50 Influencers in Aging by Next Avenue. Mr. Gleckman was a member of the steering committee of the Convergence Center for Policy Resolution project "Reimagining Care for Older Adults," served on the National Academy of Social Insurance Study Panel on Long-Term Services and Supports and was a convener of the Long-Term Care Financing Collaborative (2012-2016). He was 2006-2007 Media Fellow at the Kaiser Family Foundation and a 2006-2008 Visiting Fellow at the Center for Retirement Research at Boston College. Previously, he was senior correspondent in the Washington bureau of Business Week, where he covered health and elder care, as well as tax and budget issues for 20 years. Mr. Gleckman serves on several community boards, including the Johns Hopkins Health System's National Capital Region Executive Governance Committee and the Johns Hopkins Medicine Patient Safety and Quality Committee. He previously served as chair of the board of trustees of Suburban Hospital (Bethesda MD) and trustee of Johns Hopkins Medicine. He is a board member and past president of the Jewish Council for the Aging of Greater Washington and is a former president of Tifereth Israel Congregation in Washington, DC.

JENNIFER CHANDLER-HAUGH –SECRETARY Jenny is managing director of JusticeAid, a nonprofit that promotes justice through the arts. Previously, she served as vice president of the National Council of Nonprofits and senior counsel and director of special projects at the Nonprofit Risk Management Center. Prior to that Jenny was the founding deputy director of the New Jersey program of Probono Partnership, a nonprofit legal service provider for other nonprofits. Jenny also spent a year as assistant project director for Independent Sector's Panel on the Nonprofit Sector, authoring the legal compendium for Principles of Good Governance and Ethical Practice, a self-regulation code of conduct for the nation's nonprofits. She is a professional facilitator and trainer for boards of directors of nonprofits and has taught courses on legal and ethical practice for social workers with the Rutgers School of Social Work. Trained as an employment lawyer who pivoted towards a specialization in the laws governing tax-exempt organizations, Jenny authored *Taking the High Road*, a guide to legal and effective employment practices for nonprofits and is the primary author and editor for the free online resource, *Nonprofit Audit Guide*, available through the National Council of Nonprofits. Jenny has served on numerous boards of directors of national nonprofits and private foundations. She received a law degree from Boston College and her undergraduate degree in English and French from Dartmouth College. Jenny has lived in Washington, D.C. since 2006 where she delights in hiking in Rock Creek Park and visiting the city's many cultural sites and art museums. **JOHN KREUTZER**

John Kreutzer is currently First Vice President, Wiles - Kreutzer Group of BB&T Scott & Stringfellow in Alexandria, VA with over 30 years of experience. Prior to forming The Wiles - Kreutzer Group of BB&T Scott & Stringfellow in 2009, John managed the Alexandria, Virginia office of Wachovia Securities, now Wells Fargo Advisors. Throughout his career, John has helped many clients with varied professional, personal, and family needs and has advised

ERISA plan fiduciaries through years of technological, regulatory and investment product evolution. John has been selected to participate in the Professional Management Program at BB&T Scott & Stringfellow, given only to a small group of advisors authorized by senior management to act as fiduciaries and manage accounts on a fully discretionary basis. Following obtaining his graduate degree John worked as a consultant with Tribrooke Group, a program and facilities planning firm in Oakbrook, IL (Independent Living). John has a BA from the University of Virginia and an MBA from George Washington University. He is currently an active member of the Rotary Club of Alexandria.

JAY NEWTON-SMALL

Jay Newton-Small is CEO and founder of MemoryWell, a national network of more than 700 writers who tell the life stories of seniors to help improve their care.

Previously, Jay was Washington correspondent for TIME Magazine, where she remains a contributor. At TIME she covered politics as well as stories on five continents from conflicts in the Middle East to the earthquake in Haiti and the November 2015 Paris terror attacks. She has written a dozen TIME cover stories and interviewed numerous heads of state, including Presidents Barack Obama and George W. Bush.

She authored the 2016 best-selling book, *Broad Influence: How Women Are Changing the Way America Works*.

Before TIME, Jay was a reporter for Bloomberg News, where she covered the White House and politics.

Jay received an M.S. in journalism from Columbia University and undergraduate degrees in International Relations and Art History from Tufts University. She is a 2017 Halcyon Incubator fellow, a 2016-2017 New America fellow and a 2015 Harvard Institute of Politics fellow. She is the 2016 winner of the prestigious Dirksen Award for congressional reporting and the 2016 Deadline Club award for community service reporting.

LYNN O'CONNOR (Ex-Officio)

Lynn O'Connor is Ingleside's President and CEO, which includes continuing care retirement communities; Ingleside at Rock Creek, Westminster at Lake Ridge, and Ingleside at King Farm, the Westminster Ingleside Foundation, the Westminster Ingleside Group (WING) and Ingleside at Home. Lynn has 40 years of aging services leadership experience, commencing her career in 1980 as an Administrator in Training at a Maryland nursing home and hospice. Lynn was appointed by Governor Parris Glendening in 1995 to be a member of the Maryland Assisted Living Task Force, which created Maryland's first assisted living legislation and regulations. Lynn has a BS in Health Care Management from St. Joseph's University, an M.S.A in Health Care Administration from Central Michigan University, Long Term Care Certification from the University of Maryland, is a Maryland Licensed Nursing Home Administrator, and is a Certified Aging Services Professional (CASP), and is a Certified Montessori Dementia Care Professional (CMDCP). Lynn has been a board member of what is now Leading Age, NJ (New Jersey), Leading Age Colorado, served on the Leading Age House of Delegates, and the Board of Directors of the American Health Care Association where she

chaired the Not-for-Profit Committee and was a member of the Strategic Planning and Executive Committees. Lynn serves as the Secretary and Vice Chair on the Board of Directors of LeadingAge DC and is Vice Chair of the Presbyterian Association of Homes and Services for the Aging. Lynn and her husband, Kevin, live in Washington, DC, have one daughter, a son-in-law and a grandson and granddaughter. They are members of Holy Trinity Church in Georgetown.

RUTH KATZ Ruth Katz is the President and CEO of the Association of Jewish Aging Services (AJAS), which consists of mission focused, nonprofit aging services providers across the country. Prior to joining AJAS Ruth had a long career in aging and long-term care policy at the federal and provider levels. For more than 25 years, she served as a senior career executive focused on disability, aging, and long-term care policy in the US Department of Health and Human Services Office of the Assistant Secretary for Planning and Evaluation. Her group led work on the National Alzheimer's Advisory Committee and the Alzheimer's/Related Dementia Plan. In addition, her team conducted demonstration projects and other research on innovative approaches to long-term care in all settings. For 6 years, immediately prior to joining AJAS, she was the Senior Vice President for Policy at LeadingAge, an association of nonprofit providers of aging services in every state. There she focused on Medicare, Medicaid, affordable housing, and other policy areas. She also hosted more than 500-member update calls, drawing hundreds of listeners. Ruth is especially interested in the intersection of federal and state policy with daily operations in aging services communities.

ROBERT BOB BREMNER The early part of Bob Bremner's career was in international finance, beginning at the World Bank Group, and then as a founding partner of an international investment banking firm in Washington, DC He then founded an investment and consulting partnership in Dayton, Ohio, that purchased small companies, including a bookstore, which was his passion. The bulk of his for-profit board leadership was for Nuveen Investments, one of the larger firms in a mutual fund industry that experienced rapid growth to become a major factor in managing Americans' savings. Bremner chaired the Mutual Fund board for nine years, led it through the financial crisis of 2008–2009, led industry forums and helped negotiate with financial regulators during a troubled time. He has had varied not-for-profit leadership experience. Until recently, Bremner served as the chair of the Humanities Council of Washington, DC, the government-sponsored affiliate of the National Endowment for the Humanities. He serves on the investment committee of the Episcopal Diocese of Washington and served as warden of St. Columba's Episcopal Church for four years. He also serves or has served on the boards of two mental health organizations and the financial oversight committees of other organizations.

PHILLIP MAGIDSON Phillip Magidson, M.D., M.P.H., is an assistant professor of emergency medicine. He works clinically at both The Johns Hopkins Hospital and Johns Hopkins Bayview Medical Center. Dr. Magidson received his masters of public health degree in 2009 from George Washington University. Then, in 2012, he graduated from the George Washington University School of Medicine. Upon receipt of his medical degree, Dr. Magidson joined the emergency medicine/internal medicine combined residency program at the University of Maryland School of Medicine, from which he graduated in 2017. In 2018, he graduated from the fellowship training program in geriatric medicine and gerontology at Johns Hopkins Bayview. Dr. Magidson is board certified in and actively practices emergency medicine, internal medicine and geriatric medicine.

PEGGY CECCHINE-CHAIR WESTMINSTER FOUNDATION

Peggy Cecchine is a native of Havre de Grace, MD. She attended Johns Hopkins School of Nursing and Bon Secours School of Nursing and has a Bachelor of Science in Business Administration from the University of the State of New York. In 1986, after returning from Korea and with Gary's retirement from the Army, Peggy began working in the financial services business in Washington, DC where she was the Assistant Vice President for Administration at Ferris Baker, Watts. In 1991 Peggy moved back to Havre de Grace and opened the third Edward Jones office in Maryland. She was highly successful and at retirement managed over \$125 million. In 1997 she became a limited partner in Edward Jones, a position she continues to hold even after her retirement as an active financial advisor. During her 19 years in Havre de Grace, she also served as the president of the Chamber of Commerce (twice) and as president of the Havre de Grace Rotary Club (twice). She and Gary became residents of Four Seasons, an over 55 community in Dumfries, VA in 2010. At Four Seasons she was on the finance committee for several years. After moving to our forever home at Westminster in 2018 she has been active with the development, finance, hospitality and dining committees and is a volunteer compassionate driver.

See **Exhibit A** for Ingleside's Organizational Chart and **Exhibit B** for Ingleside's Governing Body.

None of the members of the Board of Directors or Officers of the Corporation:

1. Has been convicted of a felony or pleaded nolo contendere to a felony charge, if the felony involved fraud, embezzlement, fraudulent conversion, or misappropriation of property.
2. Has been held liable or enjoined in a civil action by final judgment, if the civil action involved fraud, embezzlement, fraudulent conversion, or misappropriation as a fiduciary.
3. Has been subject to an effective injunctive or restrictive order of a court of record in an action that arose out of or related to business activity or health care, including an action that affected a license to operate a facility or service for senior, impaired, or dependent persons; or in the past 10 years, had a state or federal license or permit suspended or revoked because a governmental unit brought an action that arose out of or related to business activity or health care, including an action that affected a license to operate a facility or service for senior, impaired, or dependent persons.
4. No member of the Board of Directors nor Officer of the Corporation has a 10% or greater financial interest in an entity that provides goods, premises, or services with a value of \$10,000 or more to the facility or King Farm in a fiscal year.

5. Form of Governance

IKF is the provider with a mailing address of 701 King Farm Boulevard, Rockville, Maryland 20850. There is a supporting organization, Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc. d/b/a/ Ingleside (“Ingleside”) with a President and Chief Executive Officer, Lynn O’Connor presiding. Mrs. O’Connor oversees the management of three continuing care retirement communities (Ingleside at Rock Creek, Ingleside at King Farm and Westminster at Lake Ridge), the Westminster Ingleside Foundation, Ingleside at Home, and the parent corporation, Ingleside. In accordance with IKF’s and Ingleside’s Bylaws, Ingleside retains certain rights or reserved powers. These reserved powers include: the right to remove IKF directors and officers in accordance with IKF’s Bylaws, and the right to establish certain policies and procedures. IKF’s Board shall seek and obtain approval from the Ingleside Board with respect to certain actions (i.e., amending the Articles of Incorporation and the Bylaws of IKF; incurring of indebtedness over a specified amount; selling real or personal property valued over a specified amount; creating any subsidiary or affiliate entities, or the participation of IKF in any joint venture, partnership, limited liability company or similar arrangement; making significant changes to the scope of facilities or services provided by or offered by IKF; and modifying the Mission Statement and Strategic Plan of IKF). In addition, Ingleside: (i) elects Ingleside at King Farm’s resident directors and appoints the independent auditor and insurance company; (ii) establishes and monitors certain investment activities, governance activities, ethical standards, self-assessment programs and budgetary guidelines; and (iii) approves and monitors financial, governance, compensation and compliance policies.

Section 10-427 of the Continuing Care Act requires that one of the Provider’s residents be a full and regular member of the governing body. The selection process used by Ingleside to appoint a subscriber member of the Ingleside Board of Directors is noted in the bylaws of Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc., Article 1, Sections 3 and 4. The selection process used by IKF to appoint Directors is outlined in the King Farm Presbyterian Retirement Community, Inc. Bylaws, Article II, Sections 3 and 4 and policy 10 Selection of Directors.

In addition, the President and CEO and or the Chief Operating Officer and Chief Finance Officer meet at least four times annually with the residents to present a summary of its operations, significant changes from the previous year, and the goals and objectives for the next year. The President and CEO receives and answers questions from residents at these meetings. Furthermore, the Executive Director holds 8 meetings each year with the entire resident population and regularly attends meetings of the Resident Council to give reports and to address issues. Also, see **Exhibit B** for Ingleside Governing Body.

6. Affiliation with Religious, Charitable, or Nonprofit Organization

Ingleside at King Farm is affiliated with Ingleside at Rock Creek in Washington, DC, Westminster at Lake Ridge in Lake Ridge, Virginia, Ingleside at Home and Westminster Ingleside Foundation. None of the organizations is responsible for the financial and contractual obligations of Ingleside at King Farm. For the responsibilities of the parent corporation, Ingleside, refer to the Bylaws of Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc., article 1, section

1: General Powers, available upon request.

7. Management of Community

IKF is led by the Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc. d/b/a/ Ingleside, a 501(c)(3), not-for-profit organization. Lynn O'Connor, the President and Chief Executive Officer, has over 40 years' experience in aging services. On a day-to-day basis IKF is managed by Kenya Bryant, Executive Director.

8. Certified Financial Statement

See **Exhibit G1** for Ingleside at King Farm's audited financial statements. The audit is performed annually by BakerTilly Virchow Krause, LLP of New Castle, Pennsylvania. The audit is publicly published to the Municipal Securities Rulemaking Board (EMMA) website (<https://emma.msrb.org>) after review and approval by Ingleside's Board of Directors (BOD).

9. Long-term Financing

In November 2017, the Mayor and City Council of Rockville, Maryland issued, on behalf of the Organization, \$224,800,000 of tax-exempt revenue bonds that refinanced existing debt as well as paid for the Phase 2 Expansion Project. The below information outlines the 2017 Bond Issuance:

- The Series 2017 A-1 and A-2 refinanced \$65,705,000 of existing debt. These are tax-exempt fixed rate refunding revenue bonds.
- Series A-1 is \$44,015,000 and bears interest at a coupon rate of 4%. Principal is payable annually starting in November 2018. Principal payment in November 2018 was \$1,330,000 and continues through November 2037, with a final payment of \$3,365,000.
- Series A-2 is \$21,690,000 and bears interest at coupon rates between 2.25% and 5.0%. Principal is payable annually starting in November 2018. Principal payment in November 2018 was \$365,000 and continues through November 2035, with a final payment of \$1,820,000.
- Series B Bonds of \$76,275,000 were issued. These are tax exempt fixed rate term bonds with an average coupon rate ranging from 4.25% to 5.0%. The first Principal payment starts in November 2035 at \$115,000 and continues annually through November 2047, with a final payment of \$8,860,000.
- Series A&B were issued at a Premium totaling \$10,026,675.
- Series C Bonds of \$82,300,000 were issued. These are fixed rate Tax-exempt Mandatory Paydown Securities with an average coupon rate ranging from 2.5% to 3.5%. There are 3 Principal payments due: \$43,250,000 in November 2024, \$24,400,000 in November 2025, and \$14,650,000 in November 2026. The Series C Bonds were paid in full as of October 7, 2020.

As of December 31, 2021, \$137,527,223 of long-term debt associated with the 2017 Bonds remained outstanding.

A land enhancement loan of \$1,110,000 is in place and is being paid off at a rate of \$60,000 per year. \$270,000 is the remaining balance of this loan as of December 31, 2023.

10. Financial Reserves

Ingleside at King Farm maintains investment reserve funds that are professionally managed by Mercer Investments, LLC (formerly Vanguard). Investments are comprised of a variety of financial instruments and the fair values reported in the Audited Financial Statements are subject to various risks, including changes in the equity markets, the interest rate environment, and general economic conditions. Ingleside at King Farm invests cash in excess of daily operating requirements in short-term investments. The organization designated a portion of its investments as an operating reserve to comply with the requirements of Maryland Department of Aging Reserve Requirements. Although the organization does not intend to utilize the operating reserve for general expenditures as part of its annual budget and approval process, amounts designated as operating reserves could be made available as necessary. The operating reserve is included in assets whose use is limited on the Audited Financial Statements and the funds do not have third-party restrictions or limitations on the withdrawal or liquidation of funds. The operating reserve is calculated in Note 3 of the Audited Financial Statements.

11. Cash Flow Forecast

See **Exhibit G3** for King Farm's cash flow forecast statement for the current and next two fiscal years.

12. Capital Budget

Ingleside at King Farm establishes an annual capital budget to fund improvements to property, plant, and equipment. Capital projects are assessed annually as part of the annual budget and approval processes and amounts are determined based on need and available cash flow.

13. Description of Fees and Change in Fees

See **Exhibit I** for a history of fees for Independent Living, Comprehensive Care Daily rates and Assisted Living.

A. Entrance Fee

Under the terms of the Independent Living Residence and Services Agreements, the resident pays one of three types of Entrance Fees. Residents signing an Independent Living Residence and Services Agreement sign either a Type C fee-for-service 90% Refundable Entrance Fee agreement, a Type C fee-for-service 50% Refundable Entrance Fee agreement, or a Type C fee-for-service Declining Balance Entrance Fee agreement that declines, unless otherwise specified in the agreement, over 25 months at a rate of four percent (4%) per month (or fraction of a month). Refunds are paid based on the applicable Residence and Services Agreement signed by the resident. The amount of the Entrance Fee will vary depending upon the type of

residence chosen, whether a Declining Balance Entrance Fee or Refundable Entrance Fee is chosen, and whether there are one or two persons who receive benefits under the Residence and Services Agreement. Entrance fees and/or related deposits (waitlist, 10% deposit) are not held in Escrow.

***Carefully read the Residence and Services Agreement for the conditions that must be satisfied before Ingleside at King Farm is required to pay the entrance fee refund.**

See **Exhibit I** to this Disclosure Statement for a price sheet listing Entrance Fees for the independent living residences.

B. Monthly Charge

Residents also pay a monthly charge for services and amenities. A monthly charge is assigned to each type of residence based upon single or double occupancy of an Independent Living residence. Residents admitted into the health Center pay a per diem rate for Assisted Living and Comprehensive Care residences. The monthly charge and per diem rate may be adjusted from time to time by Ingleside at King Farm, at its discretion upon thirty (30) days prior written notice to Independent Living residents, and forty-five (45) days prior written notice to Assisted Living and Comprehensive Care residents.

C. Additional Fees

Fees for services and items not included in the monthly charge are provided in accordance with a published fee schedule provided to residents and may include such items and services as: additional housekeeping and laundry services; guest meals, salon services, life enrichment programs, private transportation, etc.

D. Long-term Care Insurance Policy

If the resident has a long-term care insurance policy, IKF advises the resident to submit his or her policy for review and comparison with the continuing care agreement to determine whether there are potential areas of duplication or areas where benefits can be coordinated.

14. Summary of Services

The residents' rights under the Residence and Care Agreement are not proprietary and do not include any right, title or interest in the real or private property of Ingleside at King Farm.

Independent Living Residents

The following benefits and services are available at no extra fee:

- One designated covered parking space for each unit, providing resident(s) currently own and operate a vehicle;

- Use of all public rooms and common areas (including dining rooms, lounges, swimming pool, wellness and fitness center, library/computer room, and outdoor areas).
- Annual housekeeping services include interior window washing and high traffic carpet cleaning.
- Light housekeeping services weekly.
- Monitoring of smoke alarms and emergency call system.
- 24-hour security personnel to supervise the community buildings and grounds.
- Maintenance of all common areas including the buildings, lawns, walkways, driveways, and landscaping, and including snow removal.
- Scheduled transportation to shopping centers, grocery stores, and malls; medical appointments within a 5-mile radius (based on vehicle/driver availability).
- Water, sewerage, air conditioning, basic cable, gas and electricity.
- Trash disposal and waste management, excluding hazardous waste, furniture, and appliance disposal.
- Some fitness and activities planning and coordination.
- Priority access to Assisted Living and Comprehensive Nursing Care.
- Each quarter, a dining allowance is allotted to you with 30 meals per month for 3 months.
- Access to a Wellness Center providing minor first aid, vital signs, etc.; and
- Individual mailboxes

Services or items not listed above are not included as part of the services and items to be received for the monthly charge. The following services are available to residents of the Community for purchase at an additional cost on an individual basis:

- Salon services.
- Additional housekeeping and laundry services.
- Additional meals.
- Telephone, premium cable and internet.
- Additional transportation for special, personal, and group trips on a first come, first served basis.
- Additional parking (if available).
- Newspaper delivery services.
- Some Cultural Arts Activities
- Dry cleaning services.

Guest meals.

Residents may receive an away credit commencing on the fifteenth day if the resident is away from the Community for more than fifteen (15) consecutive days. See your Ancillary Fees packet for credit amount.

If a resident relocates to Assisted Living or Skilled Nursing Facility (SNF) on a temporary basis, the resident is required to sign the appropriate level of care agreement and pay the applicable per diem rate for the services provided in addition to the monthly charge for his/her Independent Living residence.

If the resident transfers on a permanent basis to Assisted Living or Skilled Nursing Facility (SNF), the resident is required to enter into a new agreement for the type of accommodation that he or she is entering and to be responsible for the applicable per diem rate. Upon permanent transfer, the resident must release the Independent Living residence, which releases the resident from paying the monthly charge for such residence.

Additional Services for Persons with Progressive Dementia

Social Day Program:

For an additional fee, Ingleside at King Farm offers a social day program for persons with cognitive decline: Ingleside Engaged.

Ingleside Engaged seeks to provide meaningful leisure pursuits, in a safe and accepting atmosphere, for people who have cognitive impairment. We limit our program to no more than 15 participants per day to assure that each person receives the highest quality of both individualized and supportive assistance. Program staff are trained and certified healthcare professionals who love to interact with our members through a full scope of physical, cognitively stimulating, and creative activities. Our program empowers personalized success by seeking to normalize the experience of cognitive decline through social connections, creative thriving and cherishing each moment, while also providing respite time for care partners.

Eligibility requires all club members be diagnosed with dementia-related conditions. In addition, members must be able to ambulate or use mobility devices independently, eat and use the bathroom independently, take medication independently, and can enjoy the group without wandering or perpetual exit seeking.

Ingleside Engaged operates five days per week, Monday through Friday between 10am and 4pm. Members can select their preferred days of attendance, maintaining flexibility within his or her personal schedule. Continental breakfast, lunch and snacks are included in the day's programming.

Team members are all Certified Dementia Practitioners. Hands on program staff are scheduled on a 1:5, staff to member ratio.

Ingleside Engaged offers full day at the cost of \$90.00 for a 6-hour day (discounted to IKF internal residents at \$70.00) In addition, members with approved claims within their qualifying long-term care insurance policies are often able to have the program's fees covered in full.

Care Partner Support Group:

Ingleside at King Farm facilitates a support group for caregivers and family members of persons living with neurocognitive impairment. This group meets on the first and third weeks of each month and assists individuals with the psychosocial stressors associated with their experiences. The support group is open to the community at large.

Assisted Living Residents

Residents entering Assisted Living are required to sign either a 100% Refundable Entrance Fee or limited Community Fee contract for Assisted Living services. Assisted Living services are provided in Assisted Living private, single- occupancy one-bedroom apartments or double-occupancy apartments. The apartments contain a full bath, walk-in closet, carpeting, window treatments and an emergency call system. Ingleside at King Farm's Assisted Living Program is licensed by the Maryland Department of Health and Mental Hygiene as a Level 3, High Level of Care Assisted Living facility, and is licensed to provide low, moderate, and high levels of care.

An individualized plan of care (wellness program) is developed for every resident in the Assisted Living Program, based upon a physician's report and a healthcare assessment. Personal care services are provided, consistent with the resident's needs and service plan.

A variety of social, spiritual, and recreational activities are made available to residents for their use and enjoyment at no additional charge. Outings scheduled by the Life Enrichment staff are provided and residents are charged as appropriate.

Ingleside at King Farm provides residents with three (3) meals daily and additional snacks, served in the Assisted Living dining room, and provides special diets when ordered by a King Farm physician.

Residents are provided with bed and bath linens, and King Farm will launder bed and bath linens as part of the monthly fee. Residents are encouraged to furnish their apartment with their own furnishings. At the resident's request, Ingleside at King Farm shall provide the apartment with a bed with mattress, two pillows, and a bedside stand with a locked drawer, a chair, a chest of drawers with at least two dresser drawers, and a bedside or over-the-bed lamp. A rental fee is charged for some furnishings.

Some other services and benefits that are available to residents at no additional charge include:

- Trained professional staff on duty 24 hours a day
- Social services
- Light housekeeping services
- Utilities, including water, heat, air conditioning, gas, a telephone and local telephone service, basic cable television connection, and electricity to the residence.
- Use of all facilities and services in Assisted Living, such as recreational areas, lounges and general activities conducted for residents
- Assistance with and/or supervision of the activities of daily living
- Life Enrichment activities
- Special events planning and coordination
- Use of wellness and fitness center and coordination of fitness plan
- Use of computer room with available internet connection
- Assistance with and/or administration of medications (consistent with resident's needs)

- and service plan)
- Security
- Scheduled transportation for certain activities such as scheduled events and shopping.
- Maintenance of buildings and grounds, including common area landscaping and lawn services, roads, and drives, including snow removal, and window washing.

Some services and items that are available for an additional charge include:

- Physical, occupational or speech therapy, evaluations, and treatments
- Incontinence supplies
- Oxygen therapy and related supplies
- Physician ordered diagnostic or radiographic procedures
- Durable medical equipment/health equipment (including walker, geri-chair, pressure mattress, trapeze, wheelchair)
- Salon services
- Additional transportation services for special, personal and group trips
- Dry cleaning
- Guest meals
- Guest Suite, subject to availability

See Section 810 of the Assisted Living Residence and Services Agreement for King Farm's grievance procedure for residents.

Assisted Living: Relationships with Other Providers or Services

IKF has physicians who are credentialed to provide medical care to comprehensive care residents. These physicians are also available to AL (Assisted Living) residents upon request.

Assisted Living: Locks for Storage:

Residents of Ingleside at King Farm's Assisted Living community do not receive locks for storage or have access to on-site storage lockers. All residents are provided with a bedside stand with a locked drawer for use within his or her dwelling unit.

Assisted Living: Right of Entry / Security Procedures

Residents are informed that nurses will conduct periodic safety checks throughout the day. A resident has the right to lock their apartment; however, each nursing staff on-duty receives a key to access the apartments.

As noted within the Assisted Living Resident and Services Agreement: Article 2 - Part 220, Section 222: IKF 's Right of Entry. "Resident recognizes and accepts IKF 's right to enter Resident 's Residence under certain circumstances. Such right of entry includes, but is not

limited to, entry for the following purposes: (i) performance of scheduled housekeeping duties, (ii) response to the automatic fire alarm or emergency response system, (iii) entry in the event that Resident is reported as missing or as not having responded to a call, and (iv) performance of maintenance procedures. IKF recognizes Resident 's right to privacy and its responsibility to limit entry of the Residence to perceived medical or other emergencies, scheduled housekeeping, and, with prior notice to Resident, routine maintenance services. All IKF 's staff shall knock before entering Resident 's Residence, unless the staff member knows or believes the Resident is asleep, unconscious, or otherwise unable to respond. The Residence has a lock on the exterior door. For Resident 's safety, Resident agrees not to replace or add any locks to the Residence."

Assisted Living: Medical Care

For information on the obligations of the Provider, Subscriber or Subscriber's Agent for arranging or overseeing medical care and monitoring health status, please refer to Assisted Living Residence and Services Agreement: Article 3, Parts 300 – 339.

Assisted Living: Equipment Purchase or Rentals

For information on the obligations of the Provider, Subscriber or Subscriber's Agent for purchasing or renting essential or desired equipment and supplies; and ascertaining the cost of and purchasing durable medical equipment; please refer to Assisted Living Residence and Services Agreement: Section 332 and Addendum F.

Changes to the Assisted Living Program:

All changes which are made to the Assisted Living program are documented within the Assisted Living Disclosure Statement, compiled annually and submitted to the State of Maryland - Office of Health Care Quality. Prospective residents receive a copy of this disclosure statement during the marketing and admissions period. The Disclosure Statement is available upon request to current residents within the Assisted Living.

Comprehensive Care Residents

Residents entering Comprehensive Care are required to sign a contract for Comprehensive Care services. Comprehensive Care services are provided in private or semi-private accommodation.

Direct admission into Comprehensive Care may occur only if a spouse or relative will be admitted at the same time under a joint contract to Independent or Assisted Living; or a person with whom the individual has had a long-term relationship with will be admitted to the Community at the same time under a joint contract to Independent or Assisted Living; or if the individual's personal physician who is not an owner or employee of the Community has certified in writing that the individual has the potential for an eventual transfer to Independent Living or Assisted Living; Occupancy of the total number of Comprehensive Care beds by continuing care residents who have been admitted directly is twenty percent (20%) or less; and the admission shall not cause

the occupancy of the Comprehensive Care portion of the Health Center to exceed ninety- five percent (95%) of full capacity.

A variety of social, cultural, educational, physical, musical, and spiritual activities are made available to residents for their use and enjoyment at no additional charge. Residents are encouraged to use all common areas of the Community, including all features of the Comprehensive Care area, such as recreational areas, lounges, and private meeting spaces. Other services and benefits available to residents at no additional charge include:

- Licensed nursing staff 24 hours a day
- Three meals daily
- Utilities, including electricity, gas, water, basic cable television and local telephone service
- Between-meal snacks and beverages
- Special or modified diets when prescribed by the resident's physician
- Daily housekeeping services
- Medication management
- Flat linen service
- Emergency call system
- Security
- Life Enrichment activities
- Special events planning and coordination
- Assistance with activities of daily living
- Scheduled transportation to shopping, religious services, etc.
- Maintenance of common areas, roads and grounds and buildings, including snow removal, and window washing
- Trash and waste management
- Use of wellness and fitness center and coordination of fitness plan.
- Use of computer room with available internet connection.

Ancillary services and supplies that are available for an additional charge include:

- Occupational, speech and physical therapy services
- Physician services
- Private duty nurses and aides
- Medical supplies
- Radiology services
- Laboratory services
- Pharmacy services
- Rental of special equipment
- Salon services
- Individual transportation requests

Continuing Care Residents

When there are differences between the requirements for continuing care certification and the licensure requirements for Assisted Living or Comprehensive Care, the applicable requirements most favorable to the resident will prevail while the resident is residing in Assisted Living or Comprehensive Nursing Care.

15. Surcharge

Ingleside at King Farm reserves the right, as a condition for admission, to charge additional amounts for persons who are under 60 years of age when they enter the Community, and to persons who have unusual health or other special conditions.

16. Role of the Resident Association

The Resident Association is available for all residents of the Community to meet privately and conduct business. The Resident Council provides Ingleside at King Farm with input regarding Community services and amenities. Elections to the Resident Council are conducted annually through a resident-led process. An IKF resident is appointed to the Board of Directors as a full and regular member of the Board, with voting rights applicable only to Ingleside at King Farm.

17. Internal Grievance Procedure

Ingleside at King Farm encourages residents and family members to express their grievances and to suggest remedies or improvements in rules and services. The following internal grievance procedure is applicable to the family members and residents located within all levels of care within Ingleside at King Farm.

A Resident or group of Residents collectively may submit a written grievance to the Executive Director and is entitled to receive a written acknowledgment within five (5) days after receipt of the written grievance. A Resident who submits a written grievance shall have the right to meet with the management of King Farm within thirty (30) days after receipt of the written grievance. IKF will assign personnel to investigate the grievance. The Resident or group of Residents collectively shall receive a response from the Executive Director explaining what investigation occurred and the resolution to the grievance within forty-five (45) days after receipt of the written grievance. Within thirty (30) days after Ingleside at King Farm provides its response to the grievance, a Resident, group of Residents collectively or Ingleside at King Farm may seek mediation through one of the community mediation centers in the State or another mediation provider. If a Resident, collective group of Residents or Ingleside at King Farm seeks mediation based on the preceding sentence, the mediation shall be nonbinding.

Residents also may contact the following regulatory agencies: Maryland Department of Aging; Department of Health and Mental Hygiene, Office of Health Care Quality (for Assisted Living, Comprehensive and Continuing Care residents); Long-Term Care Ombudsman (for Assisted Living, Comprehensive and Continuing Care residents); Montgomery County Department of Social Services (for adult protective services); or any other regulatory agency having jurisdiction

over the matter, including, but not limited to, Medicare and Medicaid.

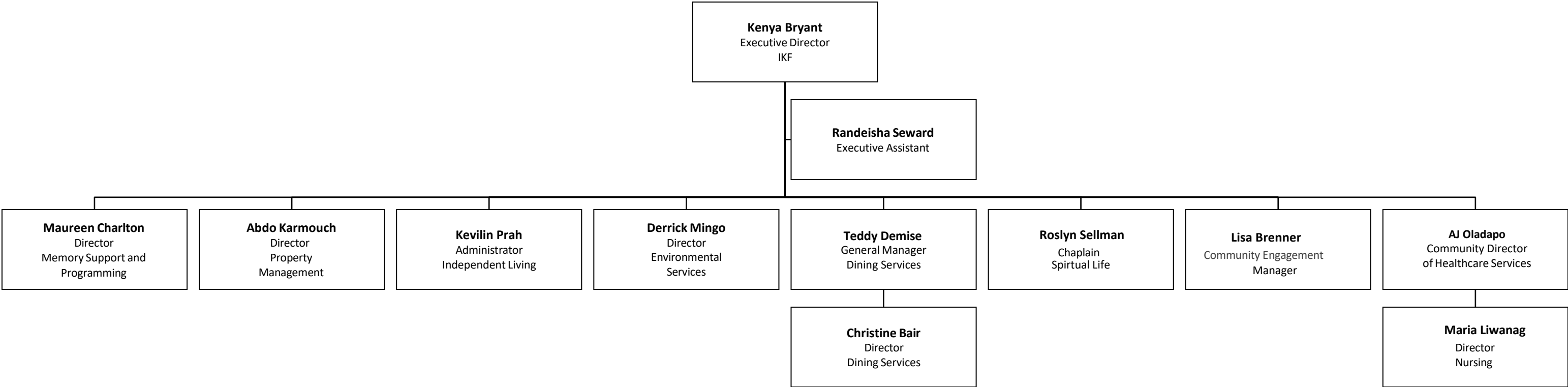
18. Amendment of Disclosure Statement

Ingleside at King Farm King Farm agrees to amend this Disclosure Statement if, at any time, Ingleside at King Farm or the Department of Aging is of the opinion that an amendment is necessary to prevent the Disclosure Statement from containing any material misstatement of facts, as required by Section 10-425 of the Human Services Article of the Annotated Code of Maryland to be stated in this Disclosure Statement, or omits a material fact required by Section 10-425 of the Human Services Article of the Annotated Code of Maryland to be stated in this Disclosure Statement.

Exhibits: See Hard Copy of Attached Documents.



2024 Disclosure Statement Exhibits



THE FOLLOWING LEADERS REPORT TO:
Andrea Hopkins, Director of Human Resources – Ingleside Human Resources
Sophy Brauns, Director of Sales – Ingleside Sales
Madison Balback, IKF Senior Accountant – Ingleside Finance
Tracy Hopkins, Business Office Coordinator – Ingleside Billing
Rose Marie Plitnick, IT Coordinator – Ingleside IT

Exhibit B: Ingleside Board of Directors 2024	
Board Member	Occupation
Steven L. Wagner (Vice Chair)	Global Management Marketing & Sales Executive
Nancy Kuhn (Chair)	Retired Attorney
Robert Bremner	Resident Director, Ingleside at Rock Creek, Retired Investment Executive
Jennifer Chandler Haughes – Secretary	Managing Director JusticeAid
Don Boardman	Resident Director, Ingleside at King Farm,
Dale Clark	Resident Director, Westminster at Lake Ridge, Ret. U.S. Marine Corps/Office of Deputy Assistant Secretary of Defense
Sally Cox	COO & CFO of Central Union Mission
Gregg Johnson	Managing Director of BIA Capital Strategies
Howard Gleckman	Ingleside, Ingleside at Rock Creek, Westminster at Lake Ridge, Ingleside at King Farm, and Ingleside at Home boards
Ruth Katz	Ingleside, Ingleside at Rock Creek, Westminster at Lake Ridge, Ingleside at King Farm, and Ingleside at Home boards
Peggy Cecchine (WIF Chair) (Ex-Officio)	Ingleside, Ingleside at Rock Creek, Westminster Lake Ridge, Ingleside at King Farm, and Ingleside at Home
John Kreutzer	Financial Advisor/Investment Broker/Non-Profit Volunteer
Jay Newton-Small	CEO and Founder of Memory Well
Phillip Magidson, M.D., M.P.H.	
Lynn O'Connor (Ex-Officio)	President and CEO, Ingleside

INGLESIDE AT KING FARM RESIDENTS ASSOCIATION BY-LAWS

February 15, 2019

ARTICLE I

Name

The Ingleside at King Farm Residents Association shall hereinafter be called the Association.

ARTICLE II

Members

All residents of Ingleside at King Farm (IKF) are members of the Association.

ARTICLE III

Purpose of the Association

Section 1. The purpose of the Association is to give residents an active role in voicing their interests and concerns, and through the Resident Council to make recommendations to the Management of Ingleside at King Farm and its parent Corporation.

Section 2. The Association promotes and supports programs and activities of interest to the residents.

ARTICLE IV

Resident Council

Section 1. The Resident Council shall hereinafter be called the Council. The Council shall consist of four Officers, three At Large members and the Chairpersons of the Council Committees –

Buildings and Grounds, Cultural Arts, Dining, Finance, and Healthcare. These members shall be the voting members of the Council.

Section 2. Unless otherwise determined, the Council will meet on the second Tuesday of every month. Special meetings may be called by the President or a majority of the Council members.

Section 3. In cases of emergency, the Executive Committee (as defined in Article VI) is authorized to act on behalf of the Council and such actions must be approved by the Council at its next meeting.

Section 4. When needed, an Executive Session of the Council may be called by the Council President or a majority of the voting members. Executive Sessions include voting members only, unless others are specifically invited by the President.

Section 5. All meetings of the Council shall be conducted using orderly procedures for convening, adopting minutes, discussion of agenda topics, proposing motions, taking votes, and adjourning. To pass, a motion shall require a majority vote of all Council members.

Section 6. IKF Management representative(s), IKF's Resident Director of Ingleside Corporation, and the Chair of the Quality of Life and Care Committee are ordinarily invited to attend Council meetings ex officio in a non-voting capacity.

Section 7. Regularly scheduled Council meetings (except for Executive Sessions) are open for any residents, resident family members, or other guests invited by the President to attend as observers only.

ARTICLE V

Elections

Section 1. The Council encourages and facilitates participation in elections by all members of the Association.

Section 2. A Nominating Task Force shall be selected annually each October by the Executive Committee (see Article VI) to propose one candidate for each open elected position on the Council (i.e. Officers and At Large members). This Task Force shall consist of three former elected members of the Council not running for office, plus two additional residents not running for office who have not been members of the Council in the previous two years. In selecting the Task Force, the Executive Committee shall seek equitable representation from Fountainside and Gardenside.

By March 15 of the first year of a two-year election cycle, the Task Force shall propose single candidates for president and each of two Vice Presidents (one each from Fountainside and Gardenside). The following year, the Task Force shall propose single candidates for Secretary-Treasurer and each of three At Large members. Two At Large nominees shall be from Fountainside, one from Gardenside.

Additional candidates for any open position may be placed on the ballot by written petition of at least ten (10) residents, submitted to the Secretary-Treasurer of the Council by March 30.

Elections shall be held in April for terms to begin in May. All members of the Resident Association shall be eligible to vote for President and Secretary-Treasurer. Residents of Fountainside and Gardenside shall be eligible to vote for the Vice President and At Large member(s) representing their buildings, respectively.

Section 3. Terms of elected members of the Council shall be two years. Members other than the President and Vice Presidents shall be eligible to serve two consecutive terms; the President and Vice Presidents may not serve consecutive terms. Any elected member of the Council whose term is expiring may be nominated for a different position on the Council. And any elected member may be nominated for their previous position after at least one year off the Council.

Section 4. Chairpersons of the Council Committees (see Article VII) shall be selected by the members of their respective Committees in December to serve two-year terms beginning in January, ordinarily with a limit of two terms.

Section 5. If a member of the Council (elected or Committee Chair) resigns or is unable to serve until the expiration of his/her term, that position shall be filled as expeditiously as possible by the following procedures:

President: by a Vice President, elected by secret ballot of the Council

Vice President: by an At Large member, elected by secret ballot of Council, preserving building representation

Secretary-Treasurer: by an At Large member, selected by the Executive Committee

At Large member: selected by the Executive Committee, preserving representation balance

Council Committee Chair: by the relevant Committee.

Section 6. A person selected or elected to serve the balance of the term of a Council member who resigns or is unable to serve may be nominated to serve a full two-year term if he/she has served as a replacement member for less than one year.

ARTICLE VI

Officers

Section 1. The Officers of the Council - which shall be a President, two Vice Presidents (representing their respective buildings), and a Secretary-Treasurer - shall constitute the Executive Committee of the Council.

Section 2. The President, with the assistance of the Vice Presidents, shall coordinate Council activities, set the agenda and conduct meetings.

Section 3. The Vice Presidents shall 1) recruit and assist Floor Leaders for all floors of their respective buildings, and represent their views at Resident Council meetings; 2) serve as Ombudspersons for residents of their respective buildings; and 3) assist the President as necessary.

Section 4. The Secretary-Treasurer shall 1) record the minutes of all Council meetings; 2) seek Council approval of the minutes, 3) place approved minutes in the IKF Library Binder and on the IKF Resident Website; and 4) report the balance of the IKF Employee Appreciation Fund and any other financial matters governed by the Council at monthly Council meetings.

Section 5. At Large Members (not officers) shall 1) organize elections for the Resident Council, 2) facilitate recruitment of Floor Leaders and Council Committee members, and assist in other duties as may be assigned.

ARTICLE VII

Committees

Section 1. All Members of the Resident Association of Ingleside at King Farm are encouraged to participate in a wide variety of committees and organized activities. For convenience, these may be thought of as encompassing three types:

Council Committees: organized under the By-Laws of the Association, and reporting to the Council.

Service Committees: other committees serving broad resident needs or appointed by Management.

Resident Activities and Interest Groups: primarily serving their own constituencies.

Section 2. Council Committees, which shall consist of at least six voting members, act in an advisory capacity to Management, and members of management attend their meetings. The Council President or his/her representative is a non-voting Ex-Officio member of all Council Committees.

Section 3. A resident may serve on more than one Council Committee, but may not Chair more than one.

Section 4. Each Council Committee shall prepare a Mission Statement that outlines the purpose and structure of the Committee, to be approved by the Council. Minutes of Council Committee meetings, as approved by the Committee, shall be available to residents in the Library and online on the IKF Resident Website.

Section 5. Chairpersons of Council Committees, as Members of the Council, attend all Council meetings on a regular basis as voting members. They are expected to report to the Council those

items before their Committees on which they desire Council discussion and/or endorsement.

Chairpersons of Service Committees may report at Council meetings at the invitation of the Council President.

Section 6. In October of each year, the Council shall solicit resident volunteers to serve on Committees of the Council. The respective Council Committees shall select new members each November to serve staggered terms starting the following January. A Council Committee member may serve a second term but ordinarily not a third term without first being off that Committee for at least one year.

Section 7. Council Committees shall select their own Chairpersons to begin serving in January. If a Chairperson or a member of a Council Committee is reaching the end of his/her permitted term and no one is available to succeed in that position, that person shall be eligible to serve for an additional year or until a replacement has been selected, subject to the approval of that Committee and the Council President.

ARTICLE VIII

Association Meetings

Section 1. On behalf of the Association, the Council sponsors at least four Town Hall Meetings each year, ordinarily in January, April, July and October. Special meetings of the Association may be held as determined by the President of the Council.

ARTICLE IX

Association Funds

Section 1. No dues shall be collected from members of the Association.

Section 2. Contributions by residents to the IKF Employee Appreciation Fund made throughout the year shall be maintained in an account exclusively dedicated for that purpose and will be distributed to the eligible employees in the first half of December.

Section 3. Funds for any approved project, event or activity will ordinarily be derived from members wishing to take part therein.

ARTICLE X

Amendments to the By-Laws

Amendments to the By-Laws may be recommended in writing by any member of the Council or the Association. To be considered by the Council, a proposed amendment shall be published in advance for the information of Association members, and discussed at a Town Hall or other open meeting. To pass, a proposed amendment shall require approval by two-thirds of the voting members of the Resident Council.

Approved by the IKF Resident Council on February 19, 2019.

**King Farm Presbyterian
Retirement Community, Inc.**

Exhibit G1

Financial Statements

December 31, 2023 and 2022

King Farm Presbyterian Retirement Community, Inc.

Table of Contents

December 31, 2023 and 2022

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Notes to Financial Statements	6

King Farm Presbyterian Retirement Community, Inc.

Balance Sheets

December 31, 2023 and 2022

	2023	2022
Assets		
Current Assets		
Cash and cash equivalents	\$ 11,927,263	\$ 4,252,172
Current portion of assets whose use is limited	1,707,242	1,579,022
Accounts receivable:		
Residents, net	1,040,733	450,083
Entrance fees	2,201,573	1,698,096
Prepaid expenses and other current assets	783,067	1,050,552
Due from affiliates, net	92,489	18,785
Total current assets	17,752,367	9,048,710
Investments	8,675,953	9,866,049
Assets Whose Use is Limited, Net	17,322,930	12,995,624
Property and Equipment, Net	252,169,035	259,010,596
Interest Receivable From Affiliates	620,262	651,769
Loan Receivable From Affiliates	447,576	989,921
Interest in Net Assets of the Foundation	5,652,313	3,885,380
Total assets	<u>\$ 302,640,436</u>	<u>\$ 296,448,049</u>
Liabilities and Net Assets (Deficit)		
Current Liabilities		
Current maturities of long-term debt	\$ 2,990,000	\$ 2,855,000
Accounts payable:		
Trade	337,422	481,758
Construction	205,588	110,221
Refundable entrance fees	4,451,179	4,659,892
Accrued interest	1,084,886	1,084,886
Accrued expenses	1,847,874	1,531,656
Total current liabilities	10,916,949	10,723,413
Long-Term Debt, Net	130,449,477	133,878,430
Priority Deposits	1,935,708	1,611,589
Deferred Revenue From Entrance Fees	45,620,560	41,865,242
Refundable Advance	4,832,262	-
Refundable Entrance Fees, Net	205,135,274	207,346,219
Total liabilities	398,890,230	395,424,893
Net Assets (Deficit)		
Without donor restrictions	(101,902,107)	(102,862,224)
With donor restrictions	5,652,313	3,885,380
Total net deficit	(96,249,794)	(98,976,844)
Total liabilities and net deficit	<u>\$ 302,640,436</u>	<u>\$ 296,448,049</u>

See notes to financial statements

King Farm Presbyterian Retirement Community, Inc.

Statements of Operations and Changes in Net Deficit

Years Ended December 31, 2023 and 2022

	2023	2022
Revenues Without Donor Restrictions		
Net resident service revenues	\$ 44,987,588	\$ 38,096,830
Other revenues	1,267,816	286,586
Total revenues without donor restrictions	46,255,404	38,383,416
Expenses		
Health care	7,735,226	6,273,837
Dining services	7,177,888	6,481,159
Plant operations	3,910,452	3,369,056
Housekeeping and laundry	1,764,064	1,528,112
Social services and activities	2,715,298	2,668,700
General and administrative	6,403,178	5,087,266
Marketing and advertising	1,094,198	932,904
Credit losses	55,000	5,000
Loss on disposal of property and equipment	-	12,354
Depreciation	12,424,565	11,877,114
Interest	6,205,618	6,312,664
Total expenses	49,485,487	44,548,166
Operating loss	(3,230,083)	(6,164,750)
Other Income (Expenses)		
Interest and dividends	1,138,170	429,293
Net realized losses, investments	(815,031)	(394,553)
Net unrealized gains and losses, investments	3,110,011	(2,143,690)
Other	757,050	379,248
Revenues in excess of (less than) expenses and change in net deficit without donor restrictions	960,117	(7,894,452)
Net Assets With Donor Restrictions		
Change in interest in net assets of the Foundation	1,766,933	(619,554)
Change in net deficit	2,727,050	(8,514,006)
Net Deficit, Beginning	(98,976,844)	(90,462,838)
Net Deficit, Ending	<u>\$ (96,249,794)</u>	<u>\$ (98,976,844)</u>

See notes to financial statements

King Farm Presbyterian Retirement Community, Inc.

Statements of Cash Flows

Years Ended December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
Cash Flows From Operating Activities		
Change in net deficit	\$ 2,727,050	\$ (8,514,006)
Adjustments to reconcile change in net deficit to net cash provided by operating activities:		
Depreciation	12,424,565	11,877,114
Amortization of deferred financing costs	133,265	135,981
Amortization of bond premium	(572,218)	(589,774)
Change in allowance for credit losses	52,402	(1,420)
Net unrealized gains and losses, investments	(3,110,011)	2,143,690
Net realized losses, investments	815,031	394,553
Change in interest in net assets of the Foundation	(1,766,933)	619,554
Proceeds from nonrefundable entrance fees	9,964,289	4,792,469
Amortization of nonrefundable entrance fees	(5,800,798)	(5,058,814)
Proceeds from refundable advance	4,832,262	-
Changes in assets and liabilities:		
Accounts receivable, residents	(643,052)	(147,305)
Prepaid expenses and other current assets	267,485	(379,290)
Due from affiliates, net	(73,704)	138,800
Accounts payable, trade	(144,336)	480,623
Accrued expenses	316,218	(20,535)
Net cash provided by operating activities	<u>19,421,515</u>	<u>5,871,640</u>
Cash Flows From Investing Activities		
Net purchases of investments and assets whose use is limited	(819,055)	(2,717,442)
Purchases of property and equipment	(5,487,637)	(4,307,749)
Net change in interest receivable from affiliates	31,507	(68,984)
Repayment from affiliate under loan agreement	<u>542,345</u>	<u>614,854</u>
Net cash used in investing activities	<u>(5,732,840)</u>	<u>(6,479,321)</u>
Cash Flows From Financing Activities		
Payment of long-term debt	(2,855,000)	(2,750,000)
Proceeds from refundable entrance fees	21,454,282	14,444,335
Proceeds from entrance fees, new units, net of priority deposits	324,119	5,122,445
Refunds of entrance fees	<u>(24,785,590)</u>	<u>(14,301,971)</u>
Net cash (used in) provided by financing activities	<u>(5,862,189)</u>	<u>2,514,809</u>
Net change in cash, cash equivalents and restricted cash and cash equivalents	7,826,486	1,907,128
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Beginning	<u>6,008,187</u>	<u>4,101,059</u>
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Ending	<u><u>\$ 13,834,673</u></u>	<u><u>\$ 6,008,187</u></u>
Supplementary Disclosure of Cash Flow Information		
Interest paid	<u><u>\$ 6,644,571</u></u>	<u><u>\$ 6,798,844</u></u>
Supplementary Disclosure of Noncash Investing and Financing Activities		
Accounts payable, construction	<u><u>\$ 205,588</u></u>	<u><u>\$ 110,221</u></u>

See notes to financial statements

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

1. Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

King Farm Presbyterian Retirement Community, Inc. (the Organization), doing business as "Ingleside at King Farm", operates a continuing care retirement community providing housing, health care and other related services to residents on a campus containing 368 independent living units, 32 assisted living units, 32 assisted living memory support units and a 45-bed skilled nursing facility. The Organization's continuing care retirement community is located in Rockville, Maryland.

The Organization's sole member is Westminster Ingleside King Farm Presbyterian Retirement Communities, Inc., d/b/a Ingleside (Ingleside), a Virginia nonstock corporation.

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 financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents and Restricted Cash and Cash Equivalents

For purposes of the statements of cash flows, cash, cash equivalents and restricted cash and cash equivalents include investments purchased with an initial maturity of three months or less. Cash, cash equivalents and restricted cash and cash equivalents reported in the statements of cash flows are comprised of the following items reported in the balance sheets at December 31:

	2023	2022
Cash and cash equivalents	\$ 11,927,263	\$ 4,252,172
Restricted cash and cash equivalents included in assets whose use is limited	1,907,410	1,756,015
Total cash, cash equivalents and restricted cash and cash equivalents	<u>\$ 13,834,673</u>	<u>\$ 6,008,187</u>

Amounts included in restricted cash and cash equivalents, included in assets whose use is limited on the accompanying balance sheets, represent amounts pledged as collateral; amounts held by the trustees as required under the Organization's trust indenture, and amounts for residents deposits held in escrow.

Accounts Receivable

The Organization assesses collectability on all resident accounts prior to providing services. Resident accounts receivable are reported net of an allowance for credit losses to present the Organization's estimate of expected losses as of the balance sheets date. The adequacy of the Organization's allowance for credit losses is reviewed on an ongoing basis, using historical payment trends, write-off experience, analysis of receivables portfolios by payor source and aging of receivables, a review of specific accounts, as well as expected future economic conditions and market trends and adjustments are made to the allowance as necessary. The allowance for credit losses was approximately \$64,000 and \$12,000 at December 31, 2023 and 2022, respectively.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

Investments, Investment Risk and Assets Whose Use is Limited

Assets whose use is limited include assets held by the trustees as required under trust indenture and assets limited for other purposes. Amounts available to meet current liabilities have been classified as current assets in the balance sheets.

Investments in equity securities with readily determinable fair values and all investments in debt securities are measured at fair value in the balance sheets. Investment income or loss (including realized and unrealized gains and losses on investments, interest and dividends) is included in revenues in excess of (less than) expenses unless the income or loss is restricted by donor or law. Interest income is measured as earned on the accrual basis. Dividends are measured on the ex-dividend date. Purchases and sales of securities and realized gains and losses are recorded on a trade-date basis.

Investments are comprised of a variety of financial instruments. The fair values reported in the balance sheets are subject to various risks, including changes in the equity markets, the interest rate environment and general economic conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the amounts reported in the balance sheets could change materially in the future.

Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets ranging from 3 to 40 years. Property and equipment with a value over \$1,500 is capitalized. Interest expense from borrowings to fund construction projects is capitalized until the asset is put into use.

Gifts of long-lived assets such as land, buildings or equipment are reported as support without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Expirations of donor restrictions are reported when the donated or acquired long-lived assets are placed in service.

Property and equipment are evaluated for impairment whenever events or changes in circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. If the expected cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of the assets.

Entrance Fees

Under entrance fee plans for independent living units and assisted living units, the Organization receives payments in advance. Residents may select either a 90% or 50% refundable plan, or a nonrefundable (fully declining) plan. Under the nonrefundable plan, the entrance fee is initially refundable, but becomes nonrefundable over a 25-month period. Refunds of entrance fees generally occur only after the residential living unit vacated has been reoccupied, the Organization has received a new entrance fee and the resident no longer lives in the community. The refundable component of entrance fees received under the refundable plan is classified as refundable entrance fees in the balance sheets and is not amortized into income. The gross amount of contractual refund obligations under existing agreements as of December 31, 2023 and 2022 approximated \$217,400,000 and \$217,500,000, respectively.

All contracts currently offered are fee-for-service contracts under which residents pay the current per diem rate for assisted living, assisted living memory support or skilled nursing care. Residents may use the refundable entrance fee for the excess costs of assisted living, assisted living memory support or skilled nursing care over the independent living costs.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

The Organization maintained deposits from prospective independent living residents in the amount of \$1,935,708 and \$1,611,589 at December 31, 2023 and 2022, respectively.

Amounts refundable to residents who terminated their residency agreements were \$4,451,179 and \$4,659,892 at December 31, 2023 and 2022, respectively. These amounts are classified as accounts payable, refundable entrance fees in the balance sheets.

Deferred Financing Costs

Deferred financing costs represent costs incurred in connection with the issuance of long-term debt. These costs are reported in the balance sheets as a reduction of long-term debt and are being amortized over the life of the debt using the effective interest method.

Charity Care

The Organization extends charity care and other support to residents, who meet certain criteria under its benevolent care policy and are unable to pay for services, at all levels of care as needed and when appropriate, without charge or at amounts less than its established rates.

Interest in Net Assets of the Foundation

The Organization follows accounting guidance regarding transfers of net assets to a not-for-profit organization or charitable trust that raises or holds contributions for others. This guidance requires the Organization to recognize in the balance sheets its beneficial interest in the net assets held by Westminster Ingleside Presbyterian Foundation, Inc. (the Foundation) on behalf of the Organization.

Net Assets (Deficit)

Net assets (deficit), revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets (deficit) and changes therein are classified and reported as follows:

Net Deficit Without Donor Restrictions - Net deficit available for use in general operations and not subject to donor restrictions. All revenues not restricted by donors and donor-restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net deficit without donor restrictions.

Net Assets With Donor Restrictions - Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in net assets with donor restrictions. 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 deficit without donor restrictions. Donor restricted gifts are solicited, received and recorded by the Foundation and reflected by the Organization as interest in net assets of the Foundation on the accompanying balance sheets.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements
December 31, 2023 and 2022

Net Resident Service Revenues

Net resident service revenues are reported at the amount that reflects the consideration the Organization expects to receive in exchange for the services provided. These amounts are due from residents or third-party payors and include variable consideration for retroactive adjustments, if any, under reimbursement programs. Performance obligations are determined based on the nature of the services provided. Net resident service revenues are recognized as performance obligations are satisfied.

Net resident service revenues are primarily comprised of skilled nursing, assisted living, independent living and other resident service streams, which are primarily derived from providing housing, skilled nursing, assisted living and other services to residents at a stated daily or monthly fee, net of any explicit or implicit price concessions. The Organization has determined that the services included in the stated daily or monthly fee for each level of care represents a series of distinct services that have the same timing and pattern of transfer. Therefore, the Organization considers the services provided to residents in each level of care to be one performance obligation which is satisfied over time as services are provided. As such, skilled nursing, assisted living, independent living and other resident services are recognized on a daily or month-to-month basis as services are rendered.

The Organization receives revenue for services under third-party payor programs, including Medicare, Medical Assistance and other third-party payors. Settlements with third-party payors for retroactive adjustments due to audits, reviews or investigations are included in the determination of the estimated transaction price for providing services. The Organization estimates the transaction price based on the terms of the contract and correspondence with the third-party payor and historical payment trends, and retroactive adjustments are recognized in future periods as final settlements are determined.

Marketing and Advertising

The Organization expenses marketing and advertising costs as incurred. Marketing and advertising expense totaled approximately \$1,095,000 and \$933,000 for the years ended December 31, 2023 and 2022, respectively.

Income Taxes

The Organization is a not-for-profit entity as described in Section 501(c)(3) of the Internal Revenue Code (IRC) and is exempt from income taxes on related activities pursuant to Section 509(a) of the IRC.

The Organization follows the Financial Accounting Standards Board (FASB) accounting standard for *Accounting for Uncertainty in Income Taxes*. This standard clarifies the accounting for uncertainty in income taxes recognized in an Organization's financial statements and prescribes a recognition threshold of more-likely-than-not to be sustained upon examination by the appropriate taxing authority. Measurement of the tax uncertainty occurs if the recognition threshold has been met. The standard also provides guidance on de-recognition, classification, interest and penalties and disclosure. Management has determined that this standard does not have a material impact on the financial statements.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

Employee Retention Credits

The Employee Retention Credit (ERC), which was included as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act and amended by the Consolidated Appropriations Act (CAA), the American Rescue Plan Act (ARPA) and the Infrastructure Investment and Jobs Act (IIJA), incentivizes employers severely impacted by the COVID-19 pandemic to retain their employees when they might otherwise find it difficult to do so. The fully refundable tax credit is allowed against the employer's share of employment taxes for qualified wages paid after March 12, 2020 and before October 1, 2021. Credits in excess of the tax amounts paid by an employer are treated as overpayments and are also refunded to the employer. The ERC is calculated as a percentage of qualified wages (as defined in the CARES Act, as amended) paid by an eligible employer.

The Organization averaged more than 100 full-time employees (FTEs), but less than 500 FTEs during 2019, therefore, it was considered a large employer during 2020 and a small employer during 2021. As a large employer in 2020, only wages paid to employees not providing services were eligible for the ERC, while as a small employer in 2021 all of the Organization's otherwise qualified wages were eligible. For 2020, the ERC equaled 50% of an employee's qualified wages up to \$10,000 per employee per calendar quarter with a maximum annual credit for each employee of \$5,000. For 2021, the ERC equaled 70% of an employee's qualified wages up to \$10,000 per employee per calendar quarter with a maximum annual credit of \$21,000 for each employee.

The Organization accounts for this federal funding in accordance with FASB Accounting Standards Codification (ASC) 958-605 guidance for conditional contributions and, accordingly, revenues are measured and recognized when barriers are substantially met. While management believes that it qualifies for the ERC under the credit's partial suspension provisions, the Organization was unable to determine whether it substantially met the ERC eligibility barriers under FASB ASC 958-605. As the Organization was unable to determine whether it substantially met the ERC's eligibility barriers, it has not recorded the ERC funds received through December 31, 2023 as grant revenue, and instead has recorded the \$4,832,262 as a refundable advance. The Organization will record the ERC funds received as grant revenue, if and when it is able to determine that the ERC eligibility barriers have been substantially met or the statute of limitations has expired.

Measures of Operations

The statements of operations and changes in net deficit include the determination of operating loss. Operating loss includes only those revenues and expenses that are an integral part of its program activities and that are used to support operations, and excludes other income and expenses, if any.

Performance Indicator

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

Reclassifications

Certain reclassifications have been made to the 2022 financial statements in order to conform to the 2023 presentation.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements
December 31, 2023 and 2022

Adoption New Accounting Standards

In June 2016, the FASB issued Accounting Standard Update (ASU) No. 2016-13, *Financial Instruments—Credit Losses (Topic 326)*. The ASU introduces a new credit loss methodology, Current Expected Credit Losses (CECL), which requires earlier recognition of credit losses, while also providing additional transparency about credit risk. Since its original issuance in 2016, the FASB has issued several updates to the original ASU. The CECL methodology utilizes a lifetime “expected credit loss” measurement objective for the recognition of credit losses at the time the financial asset is originated or acquired. The expected credit losses are adjusted each period for changes in expected lifetime credit losses. The methodology replaces the multiple existing impairment methods in current generally accepted accounting principles (GAAP), which generally require that a loss be incurred before it is recognized. On January 1, 2023, the Organization adopted the ASU using the modified retrospective transition approach of the period of adoption. There was no adjustment to net assets upon adoption. Adoption of this guidance did not have a material impact on the financial statements.

Subsequent Events

The Organization evaluated subsequent events for recognition or disclosure through April 26, 2024 the date the financial statements were issued.

2. Net Resident Service Revenues

The Organization disaggregates revenues from contracts with customers by type of service and payor source as this depicts the nature, amount, timing and uncertainty of its revenues and cash flows as affected by economic factors.

Net resident service revenues consist of the following for the years ended December 31, 2023 and 2022:

2023					
	Skilled Nursing	Assisted Living and Memory Support	Independent Living	Other Resident Services	Total
Self-pay	\$ 6,330,829	\$ 7,943,134	\$ 23,124,565	\$ 672,023	\$ 38,070,551
Medicare	1,066,317	-	-	-	1,066,317
Medical Assistance	49,922	-	-	-	49,922
Amortization of nonrefundable entrance fees	-	-	5,800,798	-	5,800,798
Total	<u>\$ 7,447,068</u>	<u>\$ 7,943,134</u>	<u>\$ 28,925,363</u>	<u>\$ 672,023</u>	<u>\$ 44,987,588</u>
2022					
	Skilled Nursing	Assisted Living and Memory Support	Independent Living	Other Resident Services	Total
Self-pay	\$ 4,186,532	\$ 6,416,686	\$ 20,909,834	\$ 556,803	\$ 32,069,855
Medicare	842,108	-	-	-	842,108
Medical Assistance	126,053	-	-	-	126,053
Amortization of nonrefundable entrance fees	-	-	5,058,814	-	5,058,814
Total	<u>\$ 5,154,693</u>	<u>\$ 6,416,686</u>	<u>\$ 25,968,648</u>	<u>\$ 556,803</u>	<u>\$ 38,096,830</u>

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

Payment terms and conditions for the Organization's resident contracts vary by contract type and payor source, although terms generally include payment to be made within 30 days. Net resident service revenues for recurring and routine monthly services are generally billed monthly in advance. Net resident service revenues for ancillary services are generally billed monthly in arrears. Additionally, nonrefundable entrance fees are generally billed and collected in advance of move-in. Revenues collected from residents in advance are recognized as deferred revenue until the performance obligations are satisfied and are included in deferred revenue in the accompanying balance sheets. In 2023 and 2022, the Organization recognized approximately \$5,540,000 and \$5,022,000, respectively, of revenue that was included in the deferred revenue from entrance fees balance as of January 1, 2023 and 2022. The Organization applies the practical expedient in ASC 606, and therefore, does not disclose amounts for remaining performance obligations that have original expected durations of one year or less.

The Organization has agreements with third-party payors that provide for payments at amounts different from established rates. A summary of the payment arrangements with major third-party payors follows:

Medical Assistance - Under the Maryland Medical Assistance Program's case-mix reimbursement system, the determination of reimbursement rates for skilled nursing costs is based upon a recipient's dependency in Activities of Daily Living (ADLs), and need for and receipt of ancillary nursing services. Each recipient is assigned a reimbursement level depending on his or her degree of dependency in ADLs.

Medicare - Nursing and ancillary services provided to Medicare Part A beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident-specific classification system that is based on clinical, diagnostic and other factors and the reimbursement methodology is subject to various limitations and adjustments.

As described above, the Medical Assistance and Medicare Part A rates are based on clinical, diagnostic and other factors. The determination of these rates is partially based on the Organization's clinical assessment of its residents. The Organization is required to clinically assess its residents at predetermined time periods throughout the year. The documented assessments are subject to review and adjustment by the Medical Assistance and Medicare programs.

The Organization also has entered into payment agreements with certain commercial insurance carriers and others. The basis for payment to the Organization under these agreements includes prospectively determined rates per day or discounts from established charges.

3. Fair Value Measurements, Investments and Assets Whose Use is Limited and Other Financial Instruments

Fair Value Measurements

For financial instruments required to be measured at fair value on a recurring basis, fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is measured using a hierarchy prioritizing the inputs used in determining valuations into three levels. The level within the fair value hierarchy is based on the lowest level input that is significant to the fair value measurement.

The levels of the fair value hierarchy are as follows:

Level 1 - Unadjusted quoted prices in active markets that are accessible to the Organization for identical instruments.

Level 2 - Significant inputs, other than Level 1 inputs that are observable either directly or indirectly for substantially the full term of the instruments through corroboration with observable market data.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

Level 3 - Significant unobservable inputs. The Organization did not hold any Level 3 investments for the years ended December 31, 2023 and 2022.

The following tables present financial instruments reported at fair value at December 31, 2023 and 2022, by caption on the balance sheets:

	2023		
	Total	Level 1	Level 2
Assets:			
Investments and assets whose use is limited:			
Equity securities	\$ 9,875,758	\$ 9,875,758	\$ -
Fixed income mutual funds	6,278,031	6,278,031	-
Fixed income securities:			
Corporate bonds	3,359,964	-	3,359,964
Government securities	6,012,783	-	6,012,783
Total measured at fair value	25,526,536	\$ 16,153,789	\$ 9,372,747
Cash and cash equivalents	2,179,589		
Total investments and assets whose use is limited	\$ 27,706,125		
Interest in net assets of the Foundation	\$ 5,652,313	\$ -	\$ 5,652,313
	2022		
	Total	Level 1	Level 2
Assets:			
Investments and assets whose use is limited:			
Equity securities	\$ 5,500,443	\$ 5,500,443	\$ -
Fixed income mutual funds	7,788,635	7,788,635	-
Fixed income securities:			
Corporate bonds	4,600,814	-	4,600,814
Government securities	4,217,822	-	4,217,822
Total measured at fair value	22,107,714	\$ 13,289,078	\$ 8,818,636
Cash and cash equivalents	2,332,981		
Total investments and assets whose use is limited	\$ 24,440,695		
Interest in net assets of the Foundation	\$ 3,885,380	\$ -	\$ 3,885,380

Investments and assets whose use is limited are presented together in the tables above as there are various investment and cash accounts that are allocated between the investment and assets whose use is limited lines on the balance sheets.

	2023	2022
Current portion of assets whose use is limited	\$ 1,707,242	\$ 1,579,022
Investments	8,675,953	9,866,049
Assets whose use is limited, net	17,322,930	12,995,624
Total investments and assets whose use is limited	\$ 27,706,125	\$ 24,440,695

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

Valuation Methodologies

Equity securities, mutual funds and fixed income securities are valued at closing price reported in active markets for the same or similar securities.

Interest in the net assets of the Foundation are valued using the Organization's proportional interest in the Foundation's underlying investments, which are valued at quoted market prices, and accordingly, approximates fair value.

Assets whose use is limited are classified as follows:

	<u>2023</u>	<u>2022</u>
Assets whose use is limited:		
Under trust indenture, held by trustee:		
Capital interest fund	\$ 13	\$ 13
Debt service reserve funds	9,444,268	8,995,611
Bond interest fund	1,248,228	1,116,480
Unemployment services	128,649	-
Bond principal fund	459,014	462,542
	<u>11,280,172</u>	<u>10,574,646</u>
Other:		
Maryland Department of Aging reserves	<u>7,750,000</u>	<u>4,000,000</u>
Total assets whose use is limited	19,030,172	14,574,646
Less current portion	<u>(1,707,242)</u>	<u>(1,579,022)</u>
Assets whose use is limited, net	<u>\$ 17,322,930</u>	<u>\$ 12,995,624</u>

The Maryland Department of Aging requires continuing care retirement communities to maintain certain operating reserves that equal 15% of the Organization's net operating expenses, as defined by the State, for the most recent fiscal year, which was then increased to 25% effective January 1, 2023. The reserves must be kept in reasonably liquid form in the judgment of the provider.

The calculation of the required minimum statutory operating reserve for the year ended December 31, 2023, is as follows:

Operating expenses for the year ended December 31, 2023	\$ 49,485,487
Less:	
Depreciation	12,424,565
Interest	<u>6,205,618</u>
Net operating expenses	<u>30,855,304</u>
Reserve required at December 31, 2023 of 25%	<u>\$ 7,713,826</u>

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

4. Liquidity and Availability of Resources

The following table reflects the Organization's financial assets available for general expenditures within one year of the December 31 balance sheets. Financial assets are considered unavailable when illiquid or not convertible to cash within one year. Unavailable financial assets consist of assets whose use is limited and interest in donor-restricted net assets of the Foundation.

	2023	2022
Financial assets:		
Cash and cash equivalents	\$ 11,927,263	\$ 4,252,172
Investments	8,675,953	9,866,049
Accounts receivable	3,242,306	2,148,179
	<u> </u>	<u> </u>
Total financial assets	<u>\$ 23,845,522</u>	<u>\$ 16,266,400</u>

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. The Organization invests cash in excess of daily requirements in short-term investments. As stated in Note 3, the Organization designated a portion of its investments as an operating reserve to comply with the requirements of the Maryland Department of Aging Reserve Requirements and thus they are not included in the schedule above. Although the Organization does not intend to utilize the operating reserve for general expenditures as part of its annual budget and approval process, amounts designated as operating reserves could be made available as necessary. The operating reserves are included in assets whose use is limited on the accompanying balance sheets and do not have third-party restrictions or limitations on the withdrawal and subsequent liquidation of such funds.

5. Property and Equipment

Property and equipment at December 31, 2023 and 2022, comprised of the following:

	2023	2022
Land	\$ 23,115,317	\$ 23,115,317
Buildings and improvements	314,128,035	310,069,910
Furniture and equipment	18,221,142	17,911,765
Construction in progress	1,355,669	1,077,656
	<u> </u>	<u> </u>
	356,820,163	352,174,648
	<u> </u>	<u> </u>
Less accumulated depreciation	(104,651,128)	(93,164,052)
	<u> </u>	<u> </u>
Property and equipment, net	<u>\$ 252,169,035</u>	<u>\$ 259,010,596</u>

No construction commitments existed at December 31, 2023 or 2022.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements
December 31, 2023 and 2022

6. Long-Term Debt

2017 Bonds

In November 2017, the Mayor and Council of Rockville (the Issuer) issued, on behalf of the Organization, \$224,280,000 of tax-exempt revenue bonds in three series; Economic Development Revenues Bonds, Series 2017A and 2017B and Tax-Exempt Mandatory Paydown Securities Series 2017C (collectively the 2017 Bonds). Series 2017A Bonds amounted to \$65,705,000 and are payable annually in varying installments beginning in 2019 through 2038, plus interest payable semi-annually at rates ranging from 2.25% to 5.00%. Series 2017B Bonds amounted to \$76,275,000 and are payable in varying installments beginning in 2035 through 2047, plus interest payable semi-annually at rates ranging from 4.25% to 5.00%. Series 2017C Bonds amounted to \$82,300,000 and were originally due in three installments beginning in 2024 through 2026, plus interest payable semi-annually at rates ranging from 2.50% to 3.50%. The proceeds from the 2017 Bonds were used to refund the 2007 and 2015 Bonds, and to fund construction for Phase II of the Organization's continuing care retirement community.

The Series 2017C Bonds were repaid during 2020 with the proceeds from entrance fees received.

The Organization is required to maintain certain financial covenants as per the terms of the 2017 Bonds financing documents, including a debt service coverage ratio and days cash on hand requirement.

Security

The bonds are secured by a first mortgage lien on and security interest in the Organization's property and equipment and a security interest in the Organization's gross revenues, as defined in the applicable agreements.

Land Enhancement Loan Payable

In 2006, the Organization entered into a \$1,230,000 unsecured land enhancement loan payable agreement. The loan is noninterest bearing and is due in annual installments of \$60,000, with a final payment of \$30,000 due upon maturity.

Long-Term Debt Summary

	2023	2022
Series 2017 Bonds	\$ 129,195,000	\$ 131,990,000
Land enhancement loan payable	270,000	330,000
	129,465,000	132,320,000
Less current maturities	(2,990,000)	(2,855,000)
Long-term debt, excluding deferred financing costs and bond premium	126,475,000	129,465,000
Bond premium, net	6,212,136	6,784,354
Deferred financing costs, net of accumulated amortization	(2,237,659)	(2,370,924)
Long-term debt, net	\$ 130,449,477	\$ 133,878,430

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

Scheduled principal payments on long-term debt are as follows:

Years ending December 31:	
2024	\$ 2,990,000
2025	3,140,000
2026	3,295,000
2027	3,455,000
2028	3,545,000
Thereafter	<u>113,040,000</u>
	<u>\$ 129,465,000</u>

Interest expense totaled \$6,205,618 and \$6,312,664 during 2023 and 2022, respectively. Amortization of the bond premium during 2023 and 2022 of \$572,218 and \$589,774, respectively, is included as a component of interest expense on the statements of operations and changes in net deficit and is computed using the effective interest method over the life of the bond. Amortization of deferred financing costs is included in interest expense and totaled \$133,265 and \$135,981 during 2023 and 2022, respectively.

7. Net Assets With Donor Restrictions

Net assets with donor restrictions at December 31 consist of the following:

	<u>2023</u>	<u>2022</u>
Purpose restricted:		
Resident support	\$ 2,576,428	\$ 2,460,097
Operations and other	999,827	398,211
Restricted in perpetuity:		
Employee Scholarship Fund	<u>2,076,058</u>	<u>1,027,072</u>
	<u>\$ 5,652,313</u>	<u>\$ 3,885,380</u>

8. Retirement Plan

The Organization sponsors a defined contribution retirement plan. The Organization's contributions to the plan were \$138,781 and \$96,327 during 2023 and 2022, respectively.

9. Related-Party Transactions

The Organization's sole member is Ingleside. Ingleside is also the sole member of the following:

The Ingleside Presbyterian Retirement Community, Inc., doing business as "Ingleside at Rock Creek" (Rock Creek), operates a continuing care retirement community located in Washington, D.C.

Westminster Presbyterian Retirement Community, Inc., doing business as "Westminster at Lake Ridge" (Lake Ridge), operates a continuing care retirement community located in Lake Ridge, Virginia.

Ingleside at Home, Inc. (IAH) provides home care services.

Westminster Ingleside Presbyterian Foundation, Inc. (the Foundation) raises money through charitable giving for the Organization, Rock Creek and Lake Ridge.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

The Westminster Ingleside Group, LLC (WING) provided development services, including the planning, development, financing, construction and project management activities related to facilities owned and operated by affiliated organizations, and managed the planning, development and execution of construction projects. It operated in Washington, D.C., Maryland and Virginia. During January 2021, WING ceased operations.

Ingleside provides management, governance, strategy, operations, finance, information technology, sales, marketing, human resources and other support services to the Organization and charges a management fee. Management fees incurred totaled \$2,463,010 during 2023 and \$1,931,447 during 2022 and are included in general and administrative expense on the accompanying statements of operations and changes in net deficit.

The Organization is the beneficiary of contributions that are solicited, held and invested by the Foundation. These amounts are reported as interest in net assets of the Foundation in the accompanying balance sheets and totaled \$5,652,313 and \$3,885,380 at December 31, 2023 and 2022, respectively. The change in interest in net assets of the Foundation, included as a component of net assets with donor restrictions, was \$1,766,933 and \$(619,554) in 2023 and 2022, respectively.

Amounts due from (to) affiliates, net, are at 0% interest with no stated repayment terms and are as follows at December 31, 2023 and 2022:

	2023	2022
Lake Ridge	\$ 248,958	\$ 188,960
Rock Creek	243,536	180,253
IAH	(2,690)	5,965
The Foundation	(2,759)	(12,154)
Ingleside	(394,556)	(344,239)
Total	<u>\$ 92,489</u>	<u>\$ 18,785</u>

During 2015, the Organization executed a loan agreement with IAH, which allows for maximum advances to IAH of \$500,000. The loan agreement with IAH was amended on January 1, 2021 to convert unpaid accrued interest to principal, accrue interest thereafter at a fixed rate of 5% per year and to extend the maturity date to December 31, 2031. Monthly principal and interest payments total approximately \$5,700 per month. Any unpaid principal and accrued interest will be due upon maturity. As of December 31, 2023 and 2022, the total due on the note was \$447,576 and \$491,985, respectively, which is included in loan receivable from affiliates in the accompanying balance sheets.

During 2018, the Organization entered into a promissory note with Rock Creek in a principal amount of \$3,500,000. The note shall bear interest at an annual rate of 5.01%. Principal and unpaid interest will be repaid beginning July 1, 2021, in equal installments through maturity (October 24, 2028). As of December 31, 2023 and 2022, interest earned on the note and recorded as interest receivable from affiliate was \$620,262 and \$651,769, respectively. As of December 31, 2023 and 2022, the total due on the note was \$0 and \$497,936, respectively, which is included in loan receivable from affiliates in the accompanying balance sheets. During 2021, the Organization also received principal curtailment payment totaling \$2,000,000 from Rock Creek.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

10. Expenses by Function and Nature

The financial statements report certain categories of expenses that are attributable to one or more programs or supporting functions of the Organization. Costs of these categories were allocated on estimates of time and effort. The Organization believes substantially all utilities, depreciation and interest is applicable to program services. As such, these expenses were reported in the resident services columns below. The Organization's expenses for resident services (including health care, dining services, plant operations, housekeeping and laundry and social services and activities) and general and administrative (including general and administrative and marketing and advertising) are as follows for the years ended December 31:

	2023		
	Resident Services	General and Administrative	Total
Salaries and wages	\$ 11,415,610	\$ 1,468,409	\$ 12,884,019
Employee benefits and payroll taxes	2,230,188	142,848	2,373,036
Supplies and other expenses	815,414	143,262	958,676
Food services	2,483,054	-	2,483,054
Repairs and maintenance	832,977	573,594	1,406,571
Utilities	2,457,743	-	2,457,743
Professional services	2,759,711	2,063,262	4,822,973
Other marketing and advertising	-	230,417	230,417
Insurance	308,231	412,574	720,805
Management fees	-	2,463,010	2,463,010
Depreciation	12,424,565	-	12,424,565
Interest	6,205,618	-	6,205,618
Bad debts	55,000	-	55,000
Total	\$ 41,988,111	\$ 7,497,376	\$ 49,485,487

	2022		
	Resident Services	General and Administrative	Total
Salaries and wages	\$ 9,902,658	\$ 1,180,048	\$ 11,082,706
Employee benefits and payroll taxes	1,991,275	(81,104)	1,910,171
Supplies and other expenses	661,239	89,251	750,490
Food services	2,261,667	-	2,261,667
Repairs and maintenance	697,041	510,407	1,207,448
Utilities	1,998,980	-	1,998,980
Professional services	2,529,461	1,730,624	4,260,085
Other marketing and advertising	-	259,561	259,561
Insurance	187,793	399,936	587,729
Property taxes	90,750	-	90,750
Management fees	-	1,931,447	1,931,447
Depreciation	11,877,114	-	11,877,114
Interest	6,312,664	-	6,312,664
Loss on disposal of property and equipment	12,354	-	12,354
Bad debts	5,000	-	5,000
Total	\$ 38,527,996	\$ 6,020,170	\$ 44,548,166

The Organization provides in-kind support to the Foundation, which is responsible for the fundraising activities of the Organization.

King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2023 and 2022

11. Charity Care

The Organization extends charity care and other support to residents, who meet certain criteria under its benevolent care policy and are unable to pay for services, at all levels of care as needed and when appropriate without charge or at amounts less than its established rates. Because the Organization does not pursue collection of amounts determined to be benevolent care, they are not reported as resident service revenues.

The Organization maintains records to identify and monitor the level of charity care it provides. The costs associated with the charity care services provided are estimated by applying a cost-to-charge ratio to the amount of gross uncompensated charges for the residents receiving charity care. The level of charity care provided by the Organization amounted to approximately \$86,000 and \$19,000 in 2023 and 2022, respectively. The Organization also provides services to indigent residents under the Medicaid program which reimburses the Organization at less than established rates. The costs incurred to provide these services exceed actual reimbursement by approximately \$37,000 in 2023 and \$104,000 in 2022. The Organization received approximately \$195,000 and \$172,000 in donor support restricted for benevolent care for the years ended December 31, 2023 and 2022, respectively.

12. Medical Malpractice Claims Coverage

The Organization maintains professional liability coverage on a claims-made basis through a commercial insurance carrier. Other than for premiums paid under this policy, no provision has been made for estimated losses. Management believes no incidents occurred or will be asserted that will exceed the Organization's insurance coverage or will have a material adverse effect on the financial statements.

13. Concentrations of Credit Risk

The Organization grants credit without collateral to its residents, some of whom are insured under third-party payor arrangements, primarily with Medicare and various commercial insurance companies.

The Organization maintains cash, restricted cash and cash equivalents accounts, which, at times, may exceed federally insured limits. The Organization has not experienced any losses from maintaining cash and cash equivalents accounts in excess of federally insured limits. Management believes it is not subject to any significant credit risk on its cash, restricted cash and cash equivalents accounts.

14. Contingency

The senior living services industry is subject to numerous laws, regulations and administrative directives of federal, state and local governments and agencies. Compliance with these laws, regulations and administrative directives is subject to future government review and interpretation as well as regulatory actions unknown or unasserted at this time. Government activity continues to increase with respect to investigations and allegations concerning possible violations by healthcare providers of fraud and abuse statutes and regulations, which could result in the imposition of significant fines and penalties as well as significant repayments for resident services previously billed. Management is not aware of any material incidents of noncompliance; however, the possible future financial effects of this matter on the Organization, if any, are not presently determinable.

Independent Auditors' Report

To the Board of Directors of
King Farm Presbyterian Retirement Community, Inc.

Opinion

We have audited the financial statements of King Farm Presbyterian Retirement Community, Inc. (the Organization), which comprise the balance sheets as of December 31, 2023 and 2022, and the related statements of operations and changes in net deficit and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as of December 31, 2023 and 2022, and the results of its operations, changes in its net deficit and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Baker Tilly US, LLP

New Castle, Pennsylvania
April 26, 2024

**King Farm Presbyterian
Retirement Community, Inc.
Exhibit G1a**

Report on Compliance With Financial Covenants

December 31, 2023

King Farm Presbyterian Retirement Community, Inc.

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December 31, 2023

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King Farm Presbyterian Retirement Community, Inc.

Calculation of Financial Covenants

Year Ended December 31, 2023

Debt Service Coverage Ratio**Income Available for Debt Service**

Change in net deficit	\$ 2,727,050
Change in net assets with donor restrictions	(1,766,933)
Unrealized gains and losses, investments	(3,110,011)
Interest expense	6,205,618
Depreciation	12,424,565
Amortization of entrance fees	(5,800,798)
Proceeds from nonrefundable entrance fees	9,964,289
Proceeds from refundable entrance fees	21,454,282
Refunds of entrance fees	(24,785,590)

Income available for debt service \$ 17,312,472

Maximum Annual Debt Service \$ 9,304,000

Debt Service Coverage Ratio 1.86

Debt Service Coverage Ratio Required 1.20

Days Cash on Hand**Cash and Investments**

Cash and cash equivalents	\$ 11,927,263
Investments	8,675,953
Assets whose use is limited	19,030,172
Less:	
Assets held under trust indenture	(11,280,172)

Total cash and investments \$ 28,353,216

Cash Operating Expenses

Total operating expenses	\$ 49,485,487
Add:	
Amortization of bond premium	572,218
Less:	
Depreciation	(12,424,565)
Amortization of deferred financing costs	(133,265)

Net cash operating expenses \$ 37,499,875

Daily Cash Operating Expenses \$ 102,739

Days Cash on Hand 276

Days Cash on Hand Required 150

Independent Auditors' Report

To the Board of Directors of
King Farm Presbyterian Retirement Community, Inc.

Opinion

We have audited the financial statements of King Farm Presbyterian Retirement Community, Inc. (the Organization), which comprise the balance sheets as of December 31, 2023 and 2022, and the related statements of operations and changes in net deficit and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as of December 31, 2023 and 2022, and the results of its operations, changes in its net deficit and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Baker Tilly US, LLP

New Castle, Pennsylvania
April 26, 2024

Independent Auditors' Report

To the Board of Directors of
King Farm Presbyterian Retirement Community, Inc.

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of King Farm Presbyterian Retirement Community, Inc. (the Organization), which comprise the balance sheet as of December 31, 2023, and the related statements of operations, changes in net deficit and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 26, 2024.

In connection with our audit, nothing came to our attention that caused us to believe that the Organization failed to comply with the terms, covenants, provisions or conditions applicable to the Master Trust Indenture (Indenture) dated November 1, 2017, Sections 4.12 and 4.13 between the Organization, as borrower, and the Mayor and Council of Rockville, as lender, with the Bank of New York Mellon, as trustee, and the Financing Agreement (Agreement) dated November 1, 2017 between the Organization, as borrower, the Bank of New York Mellon, as trustee, and the Mayor and Council of Rockville, as lender, as calculated in the attached schedule, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Organization's noncompliance with the above-referenced terms, covenants, provisions or conditions of the Indenture and Agreement, insofar as they relate to accounting matters.

This report is intended solely for the information and use of the Boards of Directors and management of the Organization, the trustee and the lender, and is not intended to be and should not be used by anyone other than these specified parties.

Baker Tilly US, LLP

New Castle, Pennsylvania
April 26, 2024

Ingleside at King Farm
Rockville, MD
Exhibit G(2) and G(3)

	2024	2025	2026
	Approved Budget	Projected	Projected
Revenue:			
Net Resident Service Revenue:			
Independent Living	\$ 23,770,759	\$ 24,602,736	\$ 25,463,831
Assisted Living	4,950,539	5,123,808	5,303,141
Memory Care	4,351,046	4,503,333	4,660,949
Skilled Nursing, including Medicare B	6,825,109	7,063,988	7,311,227
Ancillary Services	852,442	878,015	904,356
Entrance Fee Amortization	5,261,930	5,419,788	5,582,382
Interest & Dividends	457,593	471,321	485,460
Realized Gains (Losses)	-		
Contributions	747,290	769,709	792,800
Total Revenue	\$ 47,216,708	\$ 48,832,698	\$ 50,504,146
Expense:			
Health Care	\$ 7,502,347	\$ 7,727,417	\$ 7,959,240
Dining Services	7,159,661	7,374,451	7,595,684
General & Administrative	6,222,016	6,408,676	6,600,937
Plant Operations	5,105,953	5,259,132	5,416,906
Marketing	1,065,380	1,097,341	1,130,262
Housekeeping & Laundry	1,971,054	2,030,186	2,091,091
Social Services	1,832,940	1,887,928	1,944,566
Bad Debt	10,000	10,300	10,609
Depreciation and Amortization	12,430,453	12,803,367	13,187,468
Interest Expense	6,073,407	6,223,063	6,069,063
Total Expenses	\$ 49,373,209	\$ 50,821,861	\$ 52,005,825
Net Operations	\$ (2,156,501)	\$ (1,989,163)	\$ (1,501,679)
Cash Flow:			
PP&E - Operating	\$ (4,100,000)	\$ (4,223,000)	\$ (4,350,000)
PP&E - Contributed Capital	729,064	600,000	600,000
Net EF Proceeds	6,119,556	6,303,000	6,492,000
Debt Repayment	(2,990,000)	(2,930,000)	(3,080,000)

Ingleside at King Farm
Rockville, MD
Exhibit G4

The Maryland Department of Aging requires continuing-care retirement communities to maintain certain operating reserves that equal 15% of the Organization's net operating expenses, as defined by the State, for the most recent fiscal year, which was then increased to 25% effective January 1, 2023. The reserves must be kept in reasonably liquid form in the judgment of the provider.

The calculation of the required minimum statutory operating reserve for the year ended December 31, 2023, is as follows:

Operating expenses for the year ended December 31, 2023	\$ 49,485,487
Less:	
Depreciation	12,424,565
Interest	<u>6,205,618</u>
Net operating expenses	<u>30,855,304</u>
Reserve required at December 31, 2023 of 25%	<u><u>\$ 7,713,826</u></u>

Ingleside at King Farm
Rockville, MD
Exhibit G(5)

	2023 Actual	CARF Percentile	
Net Operating Margin	23.01%	95	
Net Op Margin-Adjust	34.61%	100	1
Operating Ratio	91.58%	85	2
Operating Margin Ratio	(23.30%)	0	2
Total Excess Margin	(7.60%)	35	2
Cash to LT Debt Ratio	0.22	15	3
Days Cash on Hand	285	25	4
DSCR	1.90	30	4
DSCR - Revenue Basis	1.15	70	4
Days in Accounts Receivable	9.65	70	
Average Age of Facility	7.77	85	
Capital Expend as % of Depreciation	45%	15	

1	King Farm had 50 new move-ins in 2023. The community generated \$6.9M of total Net Entrance Fee. King Farm is expected to stay stable in IL occupancy with a budget of 96% throughout 2024.
2	King Farm's operating ratio is below 100% which indicates that there is sufficient cash from operating revenues to cover operating expenses. These ratios are lowered by higher depreciation expense and interest expense due to the borrowings for the expansion completed in 2020.
3	King Farm's cash to LT debt ratio improved in 2023 as a result of continued debt repayments and increased cash generated from positive net entrance fees of \$6.9M. King Farm is anticipated to yield net entrance fees of \$6M in 2024 as well as increase occupancy in AL and MSAL which will both contribute to increased cash and investment balances that will drive a better cash to LT debt ratio.
4	King Farm generated \$6.9M of positive entrance fee proceeds in 2023. Positive entrance fee income is attributable to constant turnover and fillup in Independent Living in 2023

Exhibit I: History of Fees

ENTRANCE FEES, MONTHLY FEES (Fees as of January 1, 2017) Independent Living Residence

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee*	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$2,381
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$2,795
Kalorama – 1 BR, 1 Bath	879	\$548,550	\$372,600	\$263,925	\$2,882
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$3,343
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$3,493
Grosvenor – 2 BR, 2 Baths	1244	\$778,838	\$529,920	\$373,635	\$3,643
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$892,170	\$607,545	\$428,490	\$3,804
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$873,023	\$594,090	\$419,175	\$3,917
Bethesda – 2 BR Special	1690	\$947,025	\$645,840	\$455,400	\$4,037
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$938,745	\$638,595	\$451,260	\$4,104
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,014,300	\$690,345	\$487,485	\$4,269
Potomac – 3 BR, 3 Baths	2309	\$1,220,265	\$830,070	\$585,810	\$4,399
SECOND PERSON FEE (for all units)		\$43,988	\$30,015	\$21,218	\$1,133

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees Independent Living 2017

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Waiting List Non-Refundable Processing Fee	\$300
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

Assisted Living Entrance Fees 2017

Assisted Living Apartment	Entrance Fee
Private Suite	\$25,000 per person

Assisted Living Monthly Fees 2017

Fees for One Person in Suite or First of Two Persons in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$7,757	\$9,237	\$10,081
1 Bedroom	\$7,866	\$9,346	\$10,190
1 Large Bedroom	\$8,358	\$9,838	\$10,681
2 Bedrooms	\$10,221	\$11,701	\$12,544
Daily:			
Studio	\$255.02	\$303.68	\$331.43
1 Bedroom	\$258.61	\$307.27	\$335.01
1 Large Bedroom	\$274.78	\$323.44	\$351.16
2 Bedrooms	\$336.03	\$384.69	\$412.41

Level 1, Level 2 and Level 3 – Fees for Second Person in Suite -2017

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$4,654	\$6,134	\$6,978
2 Rooms	\$4,720	\$6,200	\$7,043
Large 2 Rooms	\$5,015	\$6,495	\$7,338
2 Bedrooms	\$6,132	\$7,612	\$8,456
Daily:			
Studio	\$153.01	\$201.67	\$229.41
2 Rooms	\$155.18	\$203.84	\$231.55
Large 2 Rooms	\$164.88	\$213.53	\$241.25
2 Bedrooms	\$201.60	\$250.26	\$278.01

Comprehensive Care Charges 2017

	Daily	Monthly
Comprehensive Care Residence*	\$440	\$13,383.33
Comprehensive Care Residence* - Memory Support	\$443	\$13,474.58

2017 ANCILLARY FEES AND CREDITS

Credits	
No credit for any absence of less than 15 days	
<ul style="list-style-type: none"> Per person daily for extended absences up to 2 months in duration with a notice made 15 days prior to absence Credit begins immediately upon admission to Healthcare or Assisted Living 	\$7.75
Dietician Services	
Registered Dietician Consultation	\$78.00 per session
Housekeeping	
Launder comforter, pillows, etc.	\$37.00 per load
Laundry (personal – not dry cleaning)	\$7.25 per load
Carpet Cleaning	\$48.00 per hour
General Housekeeping per hour (<i>prices subject to change due to task requested</i>)	\$28.00 per hour
Heavy Housekeeping per hour	Prices set at time of work
Clerical	
Notary Public	No Charge
Maintenance	
General Maintenance Services - <u>Labor</u> per hour (<i>prices subject change due to task requested</i>)	\$43.00 per hour
Wellness Center Fees	
Blood Pressure	No Charge
Vital signs	No Charge
Minor first aid	No Charge
Various injections (e.g., insulin, allergy, Vitamin B, tetanus, etc.	\$13.00 per injection
Administration of eye drops	No Charge
Blood sugar test	\$25.00
Dressing (wound care)	\$25.00
Ear irrigation	\$25.00
Beauty Salon	
Shampoo	\$11.00
Conditioner (add on)	\$7.00
Women's Haircut	\$17.00
Scalp Treatment	\$10.00
Women's Shampoo & Cut	\$28.00
Shampoo & Style	\$27.00
Shampoo, Cut & Style	\$37.00
Men's Dry Cut	\$15.00
Men's Cut and Shampoo	\$16.00
Beard/Moustache Trim	\$6.00
Permanent, Cut & Style	\$67.00
Color, Shampoo & Style	\$42.00
Color Rinse	\$6.00
Color, Shampoo, Cut & Style	\$58.00
Foil Highlights & Style	\$62.00
Foil Highlights, Cut & Style	\$74.00
Cap Highlights & Style	\$52.00
Cap Highlights, Cut & Style	\$68.00
Nail Services	
Manicure	\$16.00

French Manicure	\$22.00
Polish Change Only	\$11.00
Spa Pedicure	\$36.00
Mani and Pedi	\$47.00
Waxing Services	
Eye brow Wax	\$11.00
Lip	\$11.00
Chin	\$11.00
All Three Facial Waxes	\$33.00
Massage Services	
Neck & Shoulder (15 minutes, clothed).	\$25.00
Neck & Shoulder (30 minutes, clothed).	\$50.00
Swedish (60 minutes with Aromatherapy)	\$80.00
Fitness	
Mat Yoga	\$15 per class
Other specialty classes	Determined by contracted instructors
Personal Training	Pricing determined by individual trainer
Transportation	
Under 5 miles to Medical Appointments	No Charge
Personal Transportation between 9:00 am and 3:30 pm Monday – Friday	\$25.00 per hour
Trips outside above times	\$35.00 per hour
Cancellation Fee – less than 24 hour notice	\$20.00

Fixed Meal Prices 2017	
Bistro Meal Resident	\$16.30
Bistro Meal Guest	\$22.50
Courtyard Cafe Meal	\$15.25
Courtyard Cafe Carry Out Meal	\$14.25
Courtyard Cafe Light Meal	\$13.75
Courtyard Cafe Guest	\$20.50
Holiday & Theme Meal Resident	\$23.50
Holiday & Theme Meal Guest	\$28.00
Children Meal 12 & under	\$11.75
Lump Crab Cake Upcharge	\$5.50
Filet Mignon Upcharge	\$5.50
Courtyard Cafe Steak Feature	\$5.50
Tarragon Lunch Meal Resident	\$14.25
Tarragon Lunch Guest	\$19.50
Sunday Brunch Meal Resident	\$20.50
Sunday Brunch Meal Guest Sunday	\$25.00
Mother's Day Meal Resident	\$28.00
Mother's Day Meal Guest	\$34.00

ENTRANCE FEES, MONTHLY FEES
(Fees as of January 1, 2018)

Prices and availability may vary based on the location and view.

Independent Living Residence Entrance Fees

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee*	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$2,464
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$2,893
Kalorama – 1 BR, 1 Bath	879	\$548,550	\$372,600	\$263,925	\$2,983
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$3,460
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$3,615
Grosvenor – 2 BR, 2 Baths	1244	\$778,838	\$529,920	\$373,635	\$3,771
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$892,170	\$607,545	\$428,490	\$3,937
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$873,023	\$594,090	\$419,175	\$4,054
Bethesda – 2 BR w/Den	1690	\$947,025	\$645,840	\$455,400	\$4,178
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$938,745	\$638,595	\$451,260	\$4,248
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,014,300	\$690,345	\$487,485	\$4,418
Potomac – 3 BR, 3 Baths	2309	\$1,220,265	\$830,070	\$585,810	\$4,553
SECOND PERSON FEE (for all units)		\$43,988	\$30,015	\$21,218	\$1,173

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees Independent Living 2018

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Waiting List Non-Refundable Processing Fee	\$300
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

Assisted Living Entrance Fees 2018

Assisted Living Apartment	Entrance Fee
Private Suite	\$25,000 per person

Assisted Living Monthly Fees 2018 **Fees for One Person in Suite or First of Two Persons in Suite**

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$8,028	\$9,560	\$10,434
1 Bedroom	\$8,141	\$9,673	\$10,547
1 Large Bedroom	\$8,651	\$10,182	\$11,055
2 Bedrooms	\$10,579	\$12,111	\$12,983
Daily:			
Studio	\$263.93	\$314.30	\$343.04
1 Bedrooms	\$267.65	\$318.02	\$346.75
1 Large Bedroom	\$284.42	\$334.75	\$363.45
2 Bedrooms	\$347.80	\$398.17	\$426.84

Level 1, Level 2 and Level 3 – Fees for Second Person in Suite 2018

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$4,817	\$6,349	\$7,222
1 Bedroom	\$4,885	\$6,417	\$7,290
1 Large Bedroom	\$5,191	\$6,722	\$7,595
2 Bedrooms	\$6,347	\$7,878	\$8,752
Daily:			
Studio	\$158.37	\$208.73	\$237.44
1 Bedroom	\$160.60	\$210.97	\$239.67
1 Large Bedroom	\$170.66	\$221.00	\$249.70
2 Bedrooms	\$208.67	\$259.00	\$287.74

Comprehensive Care Charges 2018

	Daily	Monthly
Comprehensive Care Residence*	\$455	\$13,839.58
Comprehensive Care Residence* - Memory Support	\$459	\$13,961.25

2018 ANCILLARY FEES AND CREDITS

Credits	
<i>**No credit for any absence of less than 15 days**</i>	
<ul style="list-style-type: none"> <i>Per person daily for extended absences up to 2 months in duration with a notice made 15 days prior to absence</i> <i>Credit begins immediately upon admission to Healthcare or Assisted Living</i> 	\$7.98
Dietician Services	
Registered Dietician Consultation	\$78.00 per session
Housekeeping	
Launder comforter, pillows, etc.	\$38.50 per load
Laundry (personal – not dry cleaning)	\$7.50 per load
Carpet Cleaning	\$50.00 per hour
General Housekeeping per hour (<i>prices subject to change due to task requested</i>)	\$28.00 per hour
Heavy Housekeeping per hour	Prices set at time of work
Clerical	
Notary Public	No Charge
Maintenance	
General Maintenance Services - <i>Labor</i> per hour (<i>prices subject change due to task requested</i>)	\$43.00 per hour
Wellness Center Fees	
Blood Pressure	No Charge
Vital signs	No Charge
Minor first aid	No Charge
Various injections (e.g., insulin, allergy, Vitamin B, tetanus, etc.	\$13.50 per injection
Administration of eye drops	No Charge
Blood sugar test	\$25.00
Dressing (wound care)	\$25.00
Ear irrigation	\$25.00
Beauty Salon	
Shampoo	\$12.00
Conditioner (add on)	\$8.00
Women's Haircut	\$18.00
Scalp Treatment	\$11.00
Women's Shampoo & Cut	\$30.00
Shampoo & Style	\$29.00
Shampoo, Cut & Style	\$39.00
Men's Dry Cut	\$16.00
Men's Cut and Shampoo	\$18.00
Beard/Moustache Trim	\$7.00
Permanent, Cut & Style	\$69.00
Color & Style	\$44.00
Color Rinse	\$7.00
Color, Cut & Style	\$60.00
Foil Highlights & Style	\$64.00
Foil Highlights, Cut & Style	\$76.00
Cap Highlights & Style	\$54.00
Cap Highlights, Cut & Style	\$70.00
Nail Services	
Manicure	\$18.00
French Manicure	\$24.00

Polish Change Only	\$12.00
Spa Pedicure	\$38.00
Mani and Pedi	\$49.00
Waxing Services	
Eyebrow Wax	\$12.00
Lip	\$12.00
Chin	\$12.00
All Three Facial Waxes	\$36.00
Massage Services	
Neck & Shoulder (15 minutes, clothed).	\$27.00
Neck & Shoulder (30 minutes, clothed).	\$52.00
Swedish (60 minutes with Aromatherapy)	\$82.00
Fitness	
Mat Yoga	\$15 per class
Other specialty classes	Determined by contracted instructors
Personal Training	Pricing determined by individual trainer
Transportation	
Under 5 miles to Medical Appointments	No Charge
Personal Transportation between 9:00 am and 3:30 pm Monday – Friday	\$35.00 per hour
Trips outside above times	\$40.00 per hour
Cancellation Fee – less than 24-hour notice	\$20.00

Fixed Meal Prices 2018	
Bistro Meal Resident	\$16.85
Bistro Meal Guest	\$23.25
Courtyard Cafe Meal	\$15.75
Courtyard Cafe Carry Out Meal	\$15.75
Courtyard Cafe Light Meal	\$14.25
Courtyard Cafe Guest	\$21.25
Holiday & Theme Meal Resident	\$24.35
Holiday & Theme Meal Guest	\$28.95
Children Meal 12 & under	\$12.15
Lump Crab Cake Upcharge	\$5.65
Filet Mignon Upcharge	\$5.65
Courtyard Cafe Steak Feature	\$5.50
Tarragon Lunch Meal Resident	\$15.75
Tarragon Lunch Guest	\$20.15
Sunday Brunch Meal Resident	\$21.20
Sunday Brunch Meal Guest Sunday	\$25.85
Mother's Day Meal Resident	\$28.95
Mother's Day Meal Guest	\$35.15

ENTRANCE FEES, MONTHLY FEES
(Fees as of January 1, 2019)

Prices and availability may vary based on the location and view.

Independent Living Entrance & Monthly Fees

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$2,551
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$2,995
Kalorama – 1 BR, 1 Bath	879	\$548,550	\$372,600	\$263,925	\$3,088
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$3,582
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$3,742
Grosvenor – 2 BR, 2 Baths	1244	\$778,838	\$529,920	\$373,635	\$3,903
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$892,170	\$607,545	\$428,490	\$4,075
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$873,023	\$594,090	\$419,175	\$4,196
Bethesda – 2 BR w/Den	1690	\$947,025	\$645,840	\$455,400	\$4,325
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$938,745	\$638,595	\$451,260	\$4,397
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,014,300	\$690,345	\$487,485	\$4,573
Potomac – 3 BR, 3 Baths	2309	\$1,220,265	\$830,070	\$585,810	\$4,713
SECOND PERSON FEE (for all units)		\$43,988	\$30,015	\$21,218	\$1,215

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees Independent Living 2019

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Waiting List Non-Refundable Processing Fee	\$300
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

ENTRANCE FEES, MONTHLY FEES

(Fees as of January 1, 2019)

Prices and availability subject to change based on the location and view.

Gardenside Independent Living Entrance & Monthly Fees

Residence Type	Approx. Sq. Ft.	90% Refund of Entrance Fee* (95% Charter Club)	50% Refund of Entrance Fee*	Declining Balance Plan* (0% Refund)	Monthly Fee
1 Bedroom 1 bath					
Amaryllis	882	\$537,094	\$408,192	\$332,999	\$3,595
1 Bedroom 1.5 bath					
Orchid	902	\$578,182	\$439,419	\$358,473	\$3,595
Aster	935	\$569,369	\$432,720	\$353,009	\$3,595
1 Bedroom 1 bath w/Den					
Begonia	1,000	\$641,000	\$487,160	\$397,420	\$3,595
1 Bedroom 1.5 bath w/Den					
Lotus	1,092	\$697,788	\$530,319	\$432,629	\$3,695
Primrose	1,179	\$775,983	\$589,747	\$481,110	\$3,695
Verbena	1,186	\$757,854	\$575,970	\$469,870	\$3,695
Sage	1,193	\$762,327	\$579,369	\$472,643	\$3,695
Thistle	1,198	\$765,522	\$581,797	\$474,624	\$3,695
Goldenrod	1,216	\$815,876	\$620,066	\$505,843	\$3,695
Lilac	1,269	\$810,891	\$616,278	\$502,753	\$3,695
Meadow	1,284	\$820,476	\$642,269	\$523,956	\$3,695
2 Bedroom 2 bath					
Iris	1,270	\$866,775	\$658,749	\$537,401	\$3,995
Jasmine	1,289	\$837,850	\$636,766	\$519,467	\$3,995
Freesia	1,325	\$861,250	\$654,550	\$533,975	\$3,995
Trillium	1,329	\$863,850	\$656,526	\$535,587	\$3,995
Zinnia	1,329	\$835,413	\$634,914	\$517,956	\$3,995
Ivy	1,330	\$864,500	\$657,020	\$535,990	\$3,995
Camillia	1,373	\$919,224	\$698,610	\$569,919	\$3,995
2 Bedroom 2 bath w/Den					
Rosewood	1,563	\$928,422	\$705,601	\$575,622	\$4,195
2 Bedroom 2.5 bath w/Den					
Mulberry	1,439	\$854,766	\$649,623	\$529,955	\$4,195
Lily	1,517	\$928,131	\$705,380	\$575,442	\$4,195
Dahlia	1,695	\$1,006,830	\$765,191	\$624,235	\$4,495
Pine	1,707	\$963,261	\$732,078	\$597,222	\$4,495
3 Bedroom 3 bath					
Dogwood	2,042	\$1,156,793	\$879,163	\$717,212	\$4,895
Lavender	2,123	\$1,226,033	\$931,785	\$760,141	\$4,895
Azalea	2,160	\$1,247,400	\$948,024	\$773,388	\$4,895
Spruce	2,173	\$1,254,908	\$953,730	\$778,043	\$4,895
Wisteria	2,183	\$1,260,683	\$958,119	\$781,624	\$4,895
Rosemary	2,189	\$1,264,148	\$960,753	\$783,772	\$4,895
Gardenia	2,289	\$1,296,719	\$985,507	\$803,966	\$4,895
Hydrangea	2,330	\$1,345,575	\$1,022,637	\$834,257	\$4,895
Second Person Fee (for all units)		\$46,000	\$32,000	\$23,000	\$1,295

All pricing is subject to change per the Residence and Services Agreement.

Assisted Living Entrance Fees - 2019

Assisted Living Apartment	Entrance Fee
Private Suite	\$35,000 per person

Assisted Living Monthly Fees - 2019
Fees for One Person in Suite or First of Two Persons in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$8,334	\$9,916	\$10,828
1 Bedroom	\$8,456	\$10,038	\$10,920
1 Large Bedroom	\$8,973	\$10,555	\$11,467
2 Bedrooms	\$10,950	\$12,562	\$13,444
Daily:			
Studio	\$274	\$326	\$356
1 Bedrooms	\$278	\$330	\$359
1 Large Bedroom	\$295	\$347	\$377
2 Bedrooms	\$360	\$413	\$442

Level 1, Level 2 and Level 3 – 2019 Fees for Second Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$5,019	\$6,600	\$7,483
1 Bedroom	\$5,080	\$6,661	\$7,574
1 Large Bedroom	\$5,384	\$6,965	\$7,878
2 Bedrooms	\$6,570	\$8,182	\$9,064
Daily:			
Studio	\$165	\$217	\$246
1 Bedrooms	\$167	\$219	\$249
1 Large Bedroom	\$177	\$229	\$259
2 Bedrooms	\$216	\$269	\$298

Assisted Living Memory Support Charges -2019

	Daily	Monthly
Memory Support	\$357	\$10,859.94

Comprehensive Care Charges 2019

	Daily	Monthly
Comprehensive Care Residence*	\$471	\$14,327.82
Comprehensive Care Residence* - Memory Support	\$476	\$14,479.92

2019 ANCILLARY FEES AND CREDITS

Credits	
No credit for any absence of less than 15 days	
Per person daily for extended absences up to 2 months in duration with a notice made 15 days prior to absence Credit begins immediately upon admission to Healthcare or Assisted Living	\$8.25
Dietician Services	
Registered Dietician Consultation	\$80.75 per session
Housekeeping	
Launder comforter, pillows, etc.	\$39.75 per load
Laundry (personal – not dry cleaning)	\$7.75 per load
Laundry (Assisted Living & Skilled Nursing)	\$75.00 per month
Carpet Cleaning – 1 hour minimum	\$51.75 per hour
General Housekeeping per hour (<i>prices subject to change due to task requested</i>)	\$30.00 per hour
Heavy Housekeeping per hour	Prices set at time of work
Clerical	
Notary Public	No Charge
Maintenance	
General Maintenance Services – IKF Staff <u>Labor</u> per hour (<i>prices subject change due to task requested</i>)	\$43.00 per hour (1 hour minimum required)
Install Chandelier on existing box	\$175 and up (not including chandelier)
Install Track Lighting on existing box	\$225 and up (not including fixture)
Install Can or Recessed Lighting (<i>does not including painting or drywall</i>)	\$195 each (includes standard fixture)
Install Ceiling Fan on existing box (<i>assembly of fan and connection on box</i>)	\$450 each (does not include fan fixture)
Provide power for new light fixture (<i>When no junction box is present</i>)	\$425 and up
Additional Electrical Outlet with restrictions	\$145 and up (GFI will increase cost)
Add or Replace Switch with Dimmer with restrictions	\$125 and up (includes basic dimmer)
Relocate Cable Jack or Add Jack	Priced after Estimate
Under Cabinet Lighting (hardwire / switched)	\$125 and up
Flooring	
Install Wood Flooring – 3 s 1/2” wide oak, does not include exotic or 5” wide styles	\$15.50/sq ft and up (no take-up included)
Install Ceramic or Porcelain Tile	\$13.50/sq ft and up (no take-up included)
Miscellaneous	
Install Retractable Screen Door includes door	\$400.00
Upgrade Faucet - Bathroom	\$195 (not including faucet)
Upgrade Faucet – Kitchen	\$250 (not including faucet)
Replace Bathroom Hardware (Towel bars, toilet paper dispensers, etc.)	\$125 and up (Does not include wall repairs / Painting required)
Maintenance Services cont. – <u>Misc. Part I, page 11</u>	
Install Handicapped Grab Bar (<i>bar must be installed to stud or backing behind drywall and this affects cost</i>)	\$95 and up (not including grab bar)

Wellness Center Fees 2019	
Blood Pressure	No Charge
Vital signs	No Charge
Minor first aid	No Charge
Various injections (e.g., insulin, allergy, Vitamin B, tetanus, etc.)	\$14.00 per injection
Blood sugar test	\$25.00
Dressing (wound care) (Supplies billed separately)	\$25.00
Administration of Eye Drops	\$1.00 per eye
Consultation & Medication Instruction (inhaler, insulin pens, etc)	\$15.00/ 15 minute increments
Small needle box	\$3.10
Needle box disposal fee	\$3.10
Large needle box	\$6.00
Urine Collection Hat	\$3.25
Bedside Urinal	\$5.00
Dressing Supplies	Cost Varies
Massage Services	
Neck & Shoulder (15 minutes massage)	\$28.00
Neck & Shoulder (30 minutes massage).	\$54.00
Swedish (60 minutes with Aromatherapy)	\$85.00
Fitness	
Other Specialty Classes	Determined by contracted instructors
Personal Training	Pricing determined by individual trainer
Transportation	
Under 5 miles to Medical Appointments	No Charge
Personal Transportation between 9:00 am and 3:30 pm Monday – Friday	\$35.00 per hour
Trips after hours and weekend personal driving	\$40.00 per hour
Cancellation Fee – less than 24 hour notice	\$25.00
Cultural Arts	
Trip Cancellation Fee	\$5.00
Replacement of Keys or Fobs	
Apartment FOB (resident replacement)	\$26.00
Additional Apartment FOB (limit, two (2))	\$50.00 each
Mailbox Key	\$15.00
Mailbox lock – when no key is in file and resident has lost key	\$95.00
Emergency Pendant	\$130.00
Garage Door Opener	\$50.00
Miscellaneous	
Return check fee	\$36.00 per check
Late payment charge	1.5% of monthly service fee
Covered indoor parking (2 nd space)	\$100.00 per month (as available)
Postage Stamps	Sold for face value at Concierge desk

2019 ANCILLARY FEES AND CREDITS

Dining	
Bistro Meal Resident	\$17.50
Bistro Meal Guest	\$24.25
Bistro Child (age 3-8)	\$12.65
Tarragon Lunch Meal Resident	\$16.35
Tarragon Lunch Meal Guest	\$20.95
Sunday Brunch Meal Resident	\$22.00
Sunday Brunch Meal Guest	\$26.85
Chef Lunch	\$36.45
Mother's Day Meal Resident	\$30.25
Mother's Day Meal Guest	\$36.65
Holiday & Theme Meal Resident	\$25.35
Holiday & Theme Meal Guest	\$30.25
Courtyard Café Meal	\$17.50
Courtyard Café Carry Out Meal	\$17.50
Courtyard Café Guest Carry Out Meal	\$24.25
Courtyard Café Light Meal	\$14.85
Courtyard Café Guest	\$24.25
Rendezvous Meal Resident	\$19.95
Rendezvous Meal Guest	\$22.95
Crab Cake or Filet Mignon Upcharge	\$6.00
Delivery Charge	\$6.00

ENTRANCE FEES, MONTHLY FEES
(Fees as of January 1, 2020)
Independent Living Entrance & Monthly Fees

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$2,640
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$3,100
Kalorama – 1 BR, 1 Bath	879	\$548,550	\$372,600	\$263,925	\$3,196
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$3,707
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$3,873
Grosvenor – 2 BR, 2 Baths	1244	\$778,838	\$529,920	\$373,635	\$4,040
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$892,170	\$607,545	\$428,490	\$4,218
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$873,023	\$594,090	\$419,175	\$4,343
Bethesda – 2 BR w/Den	1690	\$947,025	\$645,840	\$455,400	\$4,476
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$938,745	\$638,595	\$451,260	\$4,551
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,014,300	\$690,345	\$487,485	\$4,733
Potomac – 3 BR, 3 Baths	2309	\$1,220,265	\$830,070	\$585,810	\$4,878
SECOND PERSON FEE (for all units)		\$43,988	\$30,015	\$21,218	\$1,258

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees Independent Living 2020

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Waiting List Non-Refundable Processing Fee	\$300
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

Gardenside - Independent Living Entrance & Monthly Fees (2020)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
1 Bedroom, 1 Bath					
Amaryllis	882	\$537,094	\$408,192	\$332,999	\$3,495
1 Bedroom, 1½ Baths					
Orchid	902	\$578,182	\$439,419	\$358,473	\$3,595
Aster	935	\$569,369	\$432,720	\$353,009	\$3,595
1 Bedroom, 1 Bath w/Den					
Begonia	1000	\$641,000	\$487,160	\$397,420	\$3,595
1 Bedroom, 1½ Baths w/Den					
Lotus	1092	\$697,788	\$530,319	\$432,629	\$3,695
Primrose	1179	\$775,983	\$589,747	\$481,110	\$3,695
Verbena	1186	\$757,854	\$575,970	\$469,870	\$3,695
Sage	1193	\$762,327	\$579,369	\$472,643	\$3,695
Thistle	1198	\$765,522	\$581,797	\$474,624	\$3,695
Goldenrod	1216	\$815,876	\$620,066	\$505,843	\$3,695
Lilac	1269	\$810,891	\$616,278	\$502,753	\$3,695
Meadow	1284	\$820,476	\$642,269	\$523,956	\$3,695
2 Bedrooms, 2 Baths					
Iris	1270	\$866,775	\$658,749	\$537,401	\$3,995
Jasmine	1289	\$837,850	\$636,766	\$519,467	\$3,995
Freesia	1325	\$861,250	\$654,550	\$533,975	\$3,995
Trillium	1329	\$863,850	\$656,526	\$535,587	\$3,995
Zinnia	1329	\$835,413	\$634,914	\$517,956	\$3,995
Ivy	1330	\$864,500	\$657,020	\$535,990	\$3,995
Camillia	1373	\$919,224	\$698,610	\$569,919	\$3,995
2 Bedrooms, 2 Baths w/Den					
Rosewood	1,563	\$928,422	\$705,601	\$575,622	\$4,195
2 Bedrooms, 2½ Baths w/Den					
Mulberry	1439	\$854,766	\$649,623	\$529,955	\$4,495
Lily	1517	\$928,131	\$705,380	\$575,442	\$4,495
Dahlia	1695	\$1,006,830	\$765,191	\$624,235	\$4,495
Pine	1707	\$963,261	\$732,078	\$597,222	\$4,495
3 Bedrooms, 3 Baths					
Dogwood	2042	\$1,156,793	\$879,163	\$717,212	\$4,895
Lavender	2123	\$1,226,033	\$931,785	\$760,141	\$4,895
Azalea	2160	\$1,247,400	\$948,024	\$773,388	\$4,895
Spruce	2,173	\$1,254,908	\$953,730	\$778,043	\$4,895
Wisteria	2183	\$1,260,683	\$958,119	\$781,624	\$4,895
Rosemary	2189	\$1,264,148	\$960,753	\$783,772	\$4,895
Gardenia	2289	\$1,296,719	\$985,507	\$803,966	\$4,895
Hydrangea	2330	\$1,345,575	\$1,022,637	\$834,257	\$4,895
SECOND PERSON FEE (for all units)		\$46,000	\$32,000	\$23,000	\$1,295

Assisted Living Entrance Fees – 2020

Assisted Living Apartment	Entrance Fee
Private Suite	\$35,000 per person

Assisted Living Monthly Fees for First Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$8,626	\$10,263	\$11,207
1 Bedroom	\$8,752	\$10,389	\$11,302
Large 1 Bedroom	\$9,287	\$10,924	\$11,868
2 Bedrooms	\$11,333	\$13,002	\$13,915

Level 1, Level 2 and Level 3 – 2020 Fees for Second Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$5,195	\$6,832	\$7,745
1 Bedroom	\$5,258	\$6,895	\$7,839
Large 1 Bedroom	\$5,572	\$7,210	\$8,154
2 Bedrooms	\$6,800	\$8,468	\$9,381

Assisted Living Memory Support Charges -2020

Type of Dwelling	Monthly Rate
Standard Room	\$12,000
Large Room	\$12,900
Extra Large Room	\$13,800
Second Person Fee	\$6,000

Comprehensive Care Charges -2020

	Daily
Comprehensive Care Residence*	\$487
Comprehensive Care Residence* - Memory Care	\$493

2020 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit * <i>*No credit for any absence less than 15 days.</i>	\$ 9.00	Per person daily credit for extended absences up to 2 months in duration with a notice made 15 days prior to absence; Credits begin immediately upon admission to Healthcare or Assisted Living
Housekeeping	Rate	Occurrence
Launder comforter, pillows, etc.	\$ 41.15	Per load
Laundry (personal – not dry cleaning)	\$ 8.00	Per load
Laundry (AL, MSAL, SNF)	\$ 77.65	Per month
Carpet Cleaning - 1 hour minimum	\$ 51.75	Per hour (pro-rated)
General Housekeeping	\$ 30.00	Per hour; Prices subject to change
Heavy Housekeeping	Variable	Per hour, Prices set at time of work.
Maintenance	Rate	Occurrence
General Maintenance Services	\$ 44.50	Per hour per technician
Install Chandelier	Variable	Price after estimate
Install Track Lighting	Variable	Price after estimate
Install Can or Recessed Lighting	Variable	Price after estimate
Install Ceiling Fan	Variable	Price after estimate
Additional Electrical Outlet	Variable	Price after estimate
Add or Replace Switch with Dimmer	Variable	Price after estimate
Relocate Cable Jack or Add Cable Jack	Variable	Price after estimate
Under Cabinet Lighting	Variable	Price after estimate
Install Wooden Flooring	Variable	Price after estimate
Install Ceramic or Porcelain Tile	Variable	Price after estimate
Install Retractable Screen Door	\$ 182.00	Not including door
Upgrade Bathroom Faucet	Variable	Price after estimate
Upgrade Kitchen Faucet	Variable	Price after estimate
Grab Bar Installation	Variable	Price after estimate
Replace Bathroom Hardware	Variable	Price after estimate

Replacement Keys/Fobs	Rate	Occurrence
Resident Apartment FOB Replacement	\$ 27.00	Each replacement
Additional Apartment FOB	\$ 51.75	Each; Limit two (2)
Mailbox Key Replacement	\$ 27.00	Each replacement
Mailbox Lock Replacement	\$ 98.50	Each replacement
Emergency Pendant	\$ 134.50	Each
Garage Door Opener	\$ 51.75	Each replacement
Miscellaneous	Rate	Occurrence
Return Check Fee	\$ 35.00	Per check
Late Payment Charge	1.50%	of Monthly Service Fee
Covered Indoor Parking - 2nd space (as available)	\$ 103.50	Per Month
Postage Stamps	Variable	See concierge for current pricing
Mail Forwarding Fee and Postage	\$ 10.00	Per partial
Notary Public	\$ -	No Charge
Wellness Center	Rate	Occurrence
Blood Pressure	\$ -	No Charge
Vital signs	\$ -	No Charge
Minor first aid	\$ -	No Charge
Injections (e.g., insulin, allergy, Vitamin B, etc.)	\$ 14.50	Per injection
Blood sugar test	\$ 25.00	Each
Dressing (wound care)	\$ 25.00	Supplies billed separately
Administration of Eye Drops	\$ 1.00	Per eye
Consultation & Medication Instruction	\$ 15.50	Per 15 min. increments
Small needle box	\$ 3.25	Each
Large needle box	\$ 6.25	Each
Needle box disposal fee	\$ 3.25	Each
Urine Collection Hat	\$ 3.50	Each
Bedside Urinal	\$ 5.25	Each
Dressing Supplies	Variable	Cost Varies
Staples / Stitches Removal	\$ 26.00	
PPD for External Private Duty Aides	\$ 24.00	Each
Dietician Services	Rate	Occurrence
Registered Dietician Consultation	\$ 83.60	Per session
Salon Services	Rate	Occurrence
Neck & Shoulder Massage - 15 minutes	Variable	Pricing offered onsite at salon; prices subject to
Neck & Shoulder Massage - 30 minutes	Variable	Pricing offered onsite at salon; prices subject to
Swedish Massage - 60 minutes with Aromatherapy	Variable	Pricing offered onsite at salon; prices subject to
Facial with Facial Massage and Mask - 30 minutes	Variable	Pricing offered onsite at salon; prices subject to
Facial with Facial Massage and Mask - 60 minutes	Variable	Pricing offered onsite at salon; prices subject to
Other Salon Services (e.g hair, nails)	Variable	Pricing offered onsite at salon; prices subject to

Fitness Center	Rate	Occurrence
Other specialty classes	Variable	Determined by contracted instructors
Personal Training	Variable	Pricing determined by individual trainer
Transportation	Rate	Occurrence
Under 5 miles to Medical Appointments	\$ -	No Charge; Monday- Friday 8:30am - 4:30pm
Non-Medical Transportation	\$ 36.00	Per hour (pro-rated), Monday - Friday 8:30am -
Non-Medical & Medical Transportation - after hours and weekends	\$ 41.00	Per hour (pro-rated)
Cancellation Fee	\$ 25.00	Less than 24-hour notice from the time of scheduled transportation from IKF
Cultural Arts	Rate	Occurrence
Trip Cancellation Fee	\$ 5.00	Less than 72 hours notice
Other specialty classes	Variable	Determined by contracted instructors
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 65.00	Full Day (6 hours)
Resident Partial Day	\$ 45.00	Flex Day (4 hours or less)
Non-Resident Full Day	\$ 85.00	Full Day (6 hours)
Non-Resident Partial Day	\$ 45.00	Flex Day (4 hours or less)
Resident/Non-Resident Hourly	\$ 25.00	Per Hour
Dining Services	Rate	Occurrence
Bistro Meal Resident	\$ 18.25	Per Meal
Bistro Meal Guest	\$ 25.25	Per Meal
Bistro Child (age 3-8)	\$ 13.25	Per Meal
Tarragon Lunch Meal Resident	\$ 17.00	Per Meal
Tarragon Lunch Meal Guest	\$ 22.00	Per Meal
Sunday Brunch Meal Resident	\$ 23.00	Per Meal
Sunday Brunch Meal Guest	\$ 28.00	Per Meal
Mother's Day Meal Resident	\$ 31.50	Per Meal
Mother's Day Meal Guest	\$ 38.00	Per Meal
Holiday & Theme Meal Resident	\$ 26.25	Per Meal
Holiday & Theme Meal Guest	\$ 28.00	Per Meal
Courtyard Café Eat-In/Carry Out Meal	\$ 18.25	Per Meal
Courtyard Café Guest	\$ 25.25	Per Meal
Courtyard Café Light Meal	\$ 15.50	Per Meal
Delivery Charge	\$ 5.65	Per Meal
Lump Crab Cake Upcharge	\$ 6.25	Per Meal
Filet Mignon Upcharge	\$ 6.25	Per Meal
New Single Quarterly Pricing	\$ 1,642.50	Quarterly
New Couple Quarterly Pricing	\$ 3,285.00	Quarterly

2020 Ancillary Fees

Type of Supply	Rate	Occurrence
Personal		
Wash basin	\$ 1.45	each
Emesis basin	\$ 0.55	each
Bed pan	\$ 3.30	each
Slipper socks	\$ 3.90	each pair
Urinal	\$ 1.20	each
Admission kit	\$ 24.65	each
Geri sleeves (leg/arm)	\$ 33.25	each pair
Anti-embolism stocking	\$ 6.65	each pair
Heel protector	\$ 45.00	each pair
Hair brush	\$ 2.20	each
Body Lotion	\$ 6.00	each
A&D Ointment	\$ 3.25	each
Toothbrush	\$ 1.20	each
Toothpaste	\$ 1.70	each
Shampoo/ body wash	\$ 3.60	each
Baby shampoo	\$ 5.55	each
Mouthwash	\$ 0.90	each
Shaving cream	\$ 4.40	each
Razor (10)	\$ 7.75	each pack
Denture adhesive	\$ 15.00	each
Denture cleanser	\$ 4.45	per box
Tissues	\$ 2.00	per box
Supplements	Rate	Occurrence
Glucerna 1.5	\$ 4.00	Per can
Ensure	\$ 2.50	Per can
Supplena	\$ 3.30	Per can
MedPass 2.0	\$ 1.00	each
Magic Cup	\$ 1.10	each
Diabetic supplies	Rate	Occurrence
Test strips	\$ 1.20	each
Lancet	\$ 0.60	each
Insulin syringe	\$ 0.60	each
Catheter supplies	Rate	Occurrence
Catheter tray	\$ 4.45	each
Catheter	\$ 3.10	each
Extension tubing	\$ 4.45	each
Leg bag	\$ 2.15	each
Drainage bag	\$ 3.00	each
Drainage bag holder	\$ 10.75	each

Irrigation tray	\$ 3.10	each
Catheter strap holder	\$ 13.95	each
Oxygen	Rate	Occurrence
Nasal cannula	\$ 1.40	each
Nasal cannula (25 ft)	\$ 6.20	each
Mask non breather	\$ 6.65	each
Oxygen tank (includes rental)	\$ 46.55	each
Nebulizer mask	\$ 4.10	each
Humidifier	\$ 6.00	each
Distilled water	\$ 5.55	each
Incentive spirometer	\$ 11.10	each
Suction kit	\$ 27.50	each
Incontinence supplies	Rate	Occurrence
Peri wash	\$ 4.45	each bottle
Wipes	\$ 8.00	Each pack of 96
Poise pads	\$ 11.10	Each bag of 10
Briefs	\$ 26.75	Each pack of 25
Pull-ups	\$ 25.50	Each bag of 16
Moisture barrier cream	\$ 11.10	Each tube
Hip pads	\$ 64.25	Each
Isolation Supplies	\$ 8.30	Per day
Wound dressings	Rate	Occurrence
Steri strips	\$ 1.15	each
Normal saline (100 ml)	\$ 2.15	Per bottle
Normal saline (500 ml)	\$ 5.35	Per bottle
Elastic bandage	\$ 3.85	each
Coban Wrap	\$ 6.65	each
ABD pads	\$ 6.65	Per box (\$0.60 each)
Hydrogel	\$ 8.00	each
Non adherent dressing	\$ 11.10	Per box (\$1.00 each)
Split sponges	\$ 13.30	Per box
Kerlix rolls	\$ 13.30	Per bag
Dermal wound cleanser	\$ 14.40	Per bottle
Gauze 2x2	\$ 3.30	Per box (\$0.25 each)
Gauze 4x4	\$ 8.75	Per box (\$0.75 each)
Border gauze 2x2	\$ 31.05	each (\$2.50 each)
Border gauze 4x4	\$ 38.55	Per box (\$3.25 each)
Vaseline gauze 2x2	\$ 3.25	Per box (\$0.50 each)
Vaseline gauze 4x4	\$ 8.50	Per box (\$1.00 each)
Calcium Alginate dressing 4x4	\$ 47.00	Per box
Xeroform petrolatum dressing 4x4	\$ 2.35	Each
Xeroform petrolatum dressing 2x2	\$ 1.15	Each
Surgical Tape (paper)	\$ 1.75	Each
Surgical Tape (cloth)	\$ 3.00	Each

Skin-prep (No sting)	\$ 41.40	Per box
Mepilex – Border Lite	\$ 41.40	Per box
ProSource supplement	\$ 2.50	Each
Rentals	Rate	Occurrence
Oxygen concentrator	\$ 12.85	Per day
Nebulizer	\$ 2.15	Per day
Air Mattress set	\$ 155.75	Each
Air Mattress overlay	\$ 55.70	Each
Wander guard	\$ 34.30	Per month
Wheelchair	\$ 64.25	Per month
Walker	\$ 46.70	Per month
Others	Rate	Occurrence
Staple remover	\$2.70	Each
Glove	\$16.00	Per Box

ENTRANCE FEES, MONTHLY FEES
(Fees as of January 1, 2021)
Independent Living Entrance & Monthly Fees

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$2,759
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$3,240
Kalorama – 1 BR, 1 Bath	879	\$548,550	\$372,600	\$263,925	\$3,340
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$3,874
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$4,047
Grosvenor – 2 BR, 2 Baths	1244	\$778,838	\$529,920	\$373,635	\$4,222
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$892,170	\$607,545	\$428,490	\$4,408
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$873,023	\$594,090	\$419,175	\$4,538
Bethesda – 2 BR Special	1690	\$947,025	\$645,840	\$455,400	\$4,677
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$938,745	\$638,595	\$451,260	\$4,756
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,014,300	\$690,345	\$487,485	\$4,946
Potomac – 3 BR, 3 Baths	2309	\$1,220,265	\$830,810	\$585,810	\$5,098
SECOND PERSON FEE (for all units)		\$43,988	\$30,015	\$21,218	\$1,315

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees - 2021

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Non-refundable Wait List Deposit Appl. Fee (If applicable)	\$300 per individual
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

Gardenside - Independent Living Entrance & Monthly Fees (2021)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
1 Bedroom, 1 Bath					
Amaryllis	882	\$537,094	\$408,192	\$332,999	\$3,652
1 Bedroom, 1½ Baths					
Orchid	902	\$578,182	\$439,419	\$358,473	\$3,757
Aster	935	\$569,369	\$432,720	\$353,009	\$3,757
1 Bedroom, 1 Bath w/Den					
Begonia	1000	\$641,000	\$487,160	\$397,420	\$3,757
1 Bedroom, 1½ Baths w/Den					
Lotus	1092	\$697,788	\$530,319	\$432,629	\$3,861
Primrose	1179	\$775,983	\$589,747	\$481,110	\$3,861
Verbena	1186	\$757,854	\$575,970	\$469,870	\$3,861
Sage	1193	\$762,327	\$579,369	\$472,643	\$3,861
Thistle	1198	\$765,522	\$581,797	\$474,624	\$3,861
Goldenrod	1216	\$815,876	\$620,066	\$505,843	\$3,861
Lilac	1269	\$810,891	\$616,278	\$502,753	\$3,861
Meadow	1284	\$820,476	\$642,269	\$523,956	\$3,861
2 Bedrooms, 2 Baths					
Iris	1270	\$866,775	\$658,749	\$537,401	\$4,175
Jasmine	1289	\$837,850	\$636,766	\$519,467	\$4,175
Freesia	1325	\$861,250	\$654,550	\$533,975	\$4,175
Trillium	1329	\$863,850	\$656,526	\$535,587	\$4,175
Zinnia	1329	\$835,413	\$634,914	\$517,956	\$4,175
Ivy	1330	\$864,500	\$657,020	\$535,990	\$4,175
Camillia	1373	\$919,224	\$698,610	\$569,919	\$4,175
2 Bedrooms, 2 Baths w/Den					
Rosewood	1,563	\$928,422	\$705,601	\$575,622	\$4,384
2 Bedrooms, 2½ Baths w/Den					
Mulberry	1439	\$854,766	\$649,623	\$529,955	\$4,697
Lily	1517	\$928,131	\$705,380	\$575,442	\$4,697
Dahlia	1695	\$1,006,830	\$765,191	\$624,235	\$4,697
Pine	1707	\$963,261	\$732,078	\$597,222	\$4,697
3 Bedrooms, 3 Baths					
Dogwood	2042	\$1,156,793	\$879,163	\$717,212	\$5,115
Lavender	2123	\$1,226,033	\$931,785	\$760,141	\$5,115
Azalea	2160	\$1,247,400	\$948,024	\$773,388	\$5,115
Spruce	2,173	\$1,254,908	\$953,730	\$778,043	\$5,115
Wisteria	2183	\$1,260,683	\$958,119	\$781,624	\$5,115
Rosemary	2189	\$1,264,148	\$960,753	\$783,772	\$5,115
Gardenia	2289	\$1,296,719	\$985,507	\$803,966	\$5,115
Hydrangea	2330	\$1,345,575	\$1,022,637	\$834,257	\$5,115
SECOND PERSON FEE (for all units)		\$46,000	\$32,000	\$23,000	\$1353

All pricing is subject to change per the Residence and Services Agreement.

Assisted Living Entrance Fees – 2021

Assisted Living Apartment	Entrance Fee
Private Suite	\$35,000 per person

Assisted Living Monthly Fees 2021

Fees for One Person in Suite or First of Two Persons in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$8,928	\$10,622	\$11,599
1 Bedroom	\$9,058	\$10,753	\$11,698
1 Large Bedroom	\$9,612	\$11,306	\$12,283
2 Bedrooms	\$11,730	\$13,457	\$14,402

Level 1, Level 2 and Level 3 – 2021 Fees for Second Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$5,377	\$6,349	\$8,016
1 Bedroom	\$5,442	\$6,417	\$8,113
1 Large Bedroom	\$5,767	\$6,722	\$8,439
2 Bedrooms	\$7,038	\$7,878	\$9,709

Assisted Living Memory Support Charges -2021

Type of Dwelling	Monthly Rate
Standard Room	\$12,420
Large Room	\$13,352
Extra Large Room	\$14,283
Second Person Fee	\$6,210

Comprehensive Care Charges -2021

	Daily
Comprehensive Care Residence*	\$504
Comprehensive Care Residence* - Memory Support	\$510

2021 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit * <i>*No credit for any absence less than 15 days.</i>	\$ 9.25	Per person daily credit for extended absences up to 2 months in duration with a notice made 15 days prior to absence; Credits begin immediately upon admission to Healthcare or Assisted Living
Housekeeping	Rate	Occurrence
Laundry (Comforter, Pillows, etc.)	\$ 35.00	for pick-up and delivery/wash
Laundry (Personal - Not Dry Cleaning)	\$ 8.00	per load
Laundry (AL, MSAL, SNF)	\$ 79.00	per month
Spot Cleaning (Carpets)	\$ 25.00	per 30-minute increment
Whole Area Cleaning (Carpets)	\$ 53.00	per hour
General Housekeeping	\$ 31.00	per hour, prices set at time of work
Maintenance	Rate	Occurrence
<i>Additional Maintenance: Ingleside at King Farm is happy to offer additional maintenance services to our residents, including but not limited to items such as mounting of TVs, installation of grab bars, installation of ceiling fans, picture hanging, general landscaping, and custom services like kitchen backsplash installation, ceramic tile upgrades, vanity upgrades, hardware upgrades, under cabinet water filtration systems and more. Requests for this type of custom upgrade should be submitted to the Maintenance Department where the appropriate contractor(s) will be contacted to consult with you further and provide precise proposals.</i>		
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	determined by contracted instructors
Personal Training	Variable	pricing determined by individual trainer
	Rate	Occurrence
Resident Apartment FOB Replacement	\$ 28.00	each replacement
Additional Apartment FOB	\$ 53.00	each; limit two (2)
Mailbox Key Replacement	\$ 28.00	each replacement
Mailbox Lock Replacement	\$ 50.00	each replacement
Emergency Pendant	\$ 138.00	each
Garage Door Opener	\$ 53.00	each replacement
Miscellaneous	Rate	Occurrence
Return Check Fee	\$ 36.00	per check
Late Payment Charge	1.50% of	
Postage Stamps	Actual Costs	see
Covered Indoor Parking - 2nd space	\$ 100.00	per month (as available)
Resident ID Badge Replacement	\$ 20.00	per badge
Year- End Billing Summary Report	\$ 5.00	
USPS	Actual	
Fed-Ex/UPS	Actual	
Salon Services	Rate	Occurrence
Salon Services	Variable price	Salon Services

Transportation 2021	Rate	Occurrence
Medical Transportation	\$ 24.00	per hour
Medical Transportation with Escort	\$ 48.00	per hour
IL Under 5 miles to Medical Appointments (drop-off and	\$ -	no charge; Monday- Friday 8:30am - 4:30pm
Non-Medical Transportation - Mon -	\$ 24.00	per hour
Non-Medical & Medical Transportation - After Hours	\$ 42.00	per hour
Cancellation Fee	\$ 25.00	less than 24hr notice from the time of scheduled trans
Cultural Arts	Rate	Occurrence
Trip or Program Cancellation Fee	\$ 5.00	less than 72 hours notice
Other Specialty Classes	Variable	determined by contracted instructors
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 66.00	full day (6 hours)
Resident Partial Day	\$ 46.00	flex day (4 hours or less)
Non-Resident Full Day	\$ 87.00	full day (6 hours)
Non-Resident Partial Day	\$ 46.00	flex day (4 hours or less)
Resident/Non-Resident Hourly	\$ 26.00	per hour
Trip or Program Cancellation Fee	\$	5.00
Dining Services 2021	Rate	Occurrence
Bistro Meal Resident	\$ 18.60	per meal
Bistro Meal Guest	\$ 25.75	per meal
Bistro Child (age 3-8)	\$ 13.50	per meal
Tarragon Lunch Meal Resident	\$ 17.35	per meal
Tarragon Lunch Meal Guest	\$ 22.45	per meal
Sunday Brunch Meal Resident	\$ 23.45	per meal
Sunday Brunch Meal Guest	\$ 28.55	per meal
Mother's Day Meal Resident	\$ 32.15	per meal
Mother's Day Meal Guest	\$ 38.75	per meal
Holiday & Theme Meal Resident	\$ 26.80	per meal
Holiday & Theme Meal Guest	\$ 28.55	per meal
Courtyard Café Eat-In/Carry Out Meal	\$ 18.60	per meal
Courtyard Café Guest	\$ 25.75	per meal
Courtyard Café Light Meal	\$ 15.80	per meal
Delivery Charge	\$ 5.7	per meal
Lump Crab Cake Upcharge	\$ 6.4	per meal
Filet Mignon Upcharge	\$ 6.4	per meal
Single Quarterly Pricing	\$ 1,674.00	quarterly
Couple Quarterly Pricing	\$ 3,348.00	quarterly
Dining Services - Healthcare Center Guests	Rate	Occurrence
Breakfast	\$ 6.0	per meal
Lunch	\$ 12.00	per meal
Dinner	\$ 15.00	per meal
Children Under 12	1/2	per meal
Please note that Healthcare pricing only applies to Healthcare Dining Rooms, not other dining venues.		

Wellness Center	Rate	Occurrence
Wound Care Treatment	\$ 25.00	supplies billed separately (see medical supply listing)
Staples / Stitches Removal	\$ 25.0	each
PPD for External Private Duty Aides & Residents	\$ 24.5	each
Injections (e.g., Insulin, Allergy, Vitamin B, etc.)	\$ 14.80	per injection
Blood Sugar Test	\$ 25.5	each
Administration of Eye Drops	\$ 1.0	per eye
Consultation & Medication Instruction	\$ 15.8	per 15-minute increments
Small Needle Box	\$ 3.3	each
Large Needle Box	\$ 6.4	each
Needle Box Disposal Fee	\$ 3.3	each
Urine Collection Hat	\$ 3.5	each
Bedside Urinal	\$ 5.3	each
Dietician Services	Rate	Occurrence
Registered Dietician Consultation	\$ 85.00	per session
Type of Supply	Rate	Occurrence
Incontinence Supplies	Rate	Occurrence
Incontinence Package 1	\$ 11.00	per day
Incontinence Package 2	\$ 13.00	per day
Supplements	Rate	Occurrence
Oral Supplement	\$ 2.25	per packet
Protein Supplement - Liquid	\$ 29.00	per 30oz bottle
Protein Supplement - Concentrated Powder	\$ 1.95	per packet
Nutritional Supplement (Ensure, MedPass, Jevity)	\$ 1.25	per can/bottle
Diabetic Supplies	Rate	Occurrence
Diabetic Package	\$ 12.00	per day
Catheter Supplies	Rate	Occurrence
Catheter Care Package	\$ 4.00	per day
Wound Dressings	Rate	Occurrence
Gauze (All Sizes)	\$ 22.81	per box (\$1.25 each)
Hydrogel	\$ 6.50	each
Saline Solution	\$ 3.00	per bottle
Abdominal Pads (ABD)	\$ 3.65	per box (\$0.25 each)
Calcium Alginate Dressing	\$ 66.00	per box (\$6.60 each)
Non-Adherent Dressing	\$ 81.00	Per box (\$8.10 each)
Xeroform Petrolatum Dressing	\$ 1.00	each
Skin-prep (No sting)	\$ 32.89	per box
Staples / Stitches Removal	\$ 25.00	each
Gloves	\$ 16.00	per box
Steri Strips	\$ 1.15	each
Elastic Bandage	\$ 3.95	each
Coban Wrap	\$ 6.80	each
Split Sponges	\$ 13.55	per box (\$0.30 each)
Kerlix Rolls	\$ 13.55	per pag (\$0.55 each)
Dermal Wound Cleanser	\$ 14.70	per bottle
Surgical Tape (paper)	\$ 1.80	each
Surgical Tape (cloth)	\$ 3.05	each
Mepilex – Border Lite	\$ 42.25	per box (\$2.25 each)

Personal	Rate	Occurrence
Admission Kit	\$ 25.25	each
Wash Basin	\$ 0.80	each
Bed Pan	\$ 0.50	each
Geri Sleeves (leg/arm)	\$ 28.50	each pair
Anti-embolism Stocking	\$ 5.25	each pair
Heel Protector	\$ 64.80	each pair
Single Use Hairbrush	\$ 1.00	each
Toothpaste	\$ 0.50	each
Mouthwash - 4oz Bottle	\$ 0.50	each
Twin Blade Disposable Razor	\$ 7.00	each pack
Shampoo/ Body Wash (8oz)	\$ 4.67	each
Slipper Socks	\$ 4.00	each pair
Urinal	\$ 1.20	each
Body Lotion	\$ 6.10	each
A&D Ointment	\$ 3.30	each
Toothbrush	\$ 1.20	each
Shaving Cream	\$ 4.50	each
Denture Adhesive	\$ 15.30	each
Denture Cleanser	\$ 4.55	per box
Tissues	\$ 2.00	per box
Oxygen	Rate	Occurrence
Nasal Cannula	\$ 1.45	each
Nasal Cannula (25 ft)	\$ 6.30	each
Oxygen Tank (Includes Rental)	\$ 47.50	each
Incentive Spirometer	\$ 11.30	each
Suction Kit	\$ 28.05	each
Mask non-breather	\$ 1.58	each
Nebulizer Mask	\$ 2.00	each
Humidifier	\$ 2.79	each
Distilled Water	\$ 6.00	each
Rentals	Rate	Occurrence
Air Mattress Set	\$ 158.85	each
Air Mattress Overlay	\$ 56.80	each

The above is not an all-inclusive listing. Other medical ancillary supplies may be required as additional medical services are provided or by physician order. King Farm will notify all responsible parties of additional charges in advance. Any pricing changes for the above listed items will be communicated with a 60-day written notice.

ENTRANCE FEES, MONTHLY FEES
(Fees as of January 1, 2022)
Independent Living Entrance & Monthly Fees

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$2,911
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$3,418
Kalorama – 1 BR, 1 Bath	879	\$548,550	\$372,600	\$263,925	\$3,524
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$4,087
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$4,270
Grosvenor – 2 BR, 2 Baths	1244	\$778,838	\$529,920	\$373,635	\$4,454
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$892,170	\$607,545	\$428,490	\$4,650
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$873,023	\$594,090	\$419,175	\$4,788
Bethesda – 2 BR Special	1690	\$947,025	\$645,840	\$455,400	\$4,934
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$938,745	\$638,595	\$451,260	\$5,018
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,014,300	\$690,345	\$487,485	\$5,218
Potomac – 3 BR, 3 Baths	2309	\$1,220,265	\$830,810	\$585,810	\$5,378
SECOND PERSON FEE (for all units)		\$43,988	\$30,015	\$21,218	\$1,387

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees - 2022

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Non-refundable Wait List Deposit Appl. Fee (If applicable)	\$300 per individual
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

Gardenside - Independent Living Entrance & Monthly Fees (2022)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
1 Bedroom, 1 Bath					
Amaryllis	882	\$537,094	\$408,192	\$332,999	\$3,853
1 Bedroom, 1½ Baths					
Orchid	902	\$578,182	\$439,419	\$358,473	\$3,964
Aster	935	\$569,369	\$432,720	\$353,009	\$3,964
1 Bedroom, 1 Bath w/Den					
Begonia	1000	\$641,000	\$487,160	\$397,420	\$3,964
1 Bedroom, 1½ Baths w/Den					
Lotus	1092	\$697,788	\$530,319	\$432,629	\$4,073
Primrose	1179	\$775,983	\$589,747	\$481,110	\$4,073
Verbena	1186	\$757,854	\$575,970	\$469,870	\$4,073
Sage	1193	\$762,327	\$579,369	\$472,643	\$4,073
Thistle	1198	\$765,522	\$581,797	\$474,624	\$4,073
Goldenrod	1216	\$815,876	\$620,066	\$505,843	\$4,073
Lilac	1269	\$810,891	\$616,278	\$502,753	\$4,073
Meadow	1284	\$820,476	\$642,269	\$523,956	\$4,073
2 Bedrooms, 2 Baths					
Iris	1270	\$866,775	\$658,749	\$537,401	\$4,405
Jasmine	1289	\$837,850	\$636,766	\$519,467	\$4,405
Freesia	1325	\$861,250	\$654,550	\$533,975	\$4,405
Trillium	1329	\$863,850	\$656,526	\$535,587	\$4,405
Zinnia	1329	\$835,413	\$634,914	\$517,956	\$4,405
Ivy	1330	\$864,500	\$657,020	\$535,990	\$4,405
Camillia	1373	\$919,224	\$698,610	\$569,919	\$4,405
2 Bedrooms, 2 Baths w/Den					
Rosewood	1,563	\$928,422	\$705,601	\$575,622	\$4,625
2 Bedrooms, 2½ Baths w/Den					
Mulberry	1439	\$854,766	\$649,623	\$529,955	\$4,955
Lily	1517	\$928,131	\$705,380	\$575,442	\$4,955
Dahlia	1695	\$1,006,830	\$765,191	\$624,235	\$4,955
Pine	1707	\$963,261	\$732,078	\$597,222	\$4,955
3 Bedrooms, 3 Baths					
Dogwood	2042	\$1,156,793	\$879,163	\$717,212	\$5,396
Lavender	2123	\$1,226,033	\$931,785	\$760,141	\$5,396
Azalea	2160	\$1,247,400	\$948,024	\$773,388	\$5,396
Spruce	2,173	\$1,254,908	\$953,730	\$778,043	\$5,396
Wisteria	2183	\$1,260,683	\$958,119	\$781,624	\$5,396
Rosemary	2189	\$1,264,148	\$960,753	\$783,772	\$5,396
Gardenia	2289	\$1,296,719	\$985,507	\$803,966	\$5,396
Hydrangea	2330	\$1,345,575	\$1,022,637	\$834,257	\$5,396
SECOND PERSON FEE (for all units)		\$46,000	\$32,000	\$23,000	\$1,427

All pricing is subject to change per the Residence and Services Agreement.

Assisted Living Entrance Fees – 2022

Assisted Living Apartment	Entrance Fee
Private Suite	\$17,410 per person

Assisted Living Monthly Fees 2022

Fees for One Person in Suite or First of Two Persons in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$10,352	\$12,316	\$13,449
1 Bedroom	\$10,503	\$12,468	\$13,564
1 Large Bedroom	\$11,145	\$13,109	\$14,242
2 Bedrooms	\$13,601	\$15,603	\$16,699

Level 1, Level 2 and Level 3 – 2022 Fees for Second Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$6,235	\$8,199	\$9,295
1 Bedroom	\$6,310	\$8,274	\$9,407
1 Large Bedroom	\$6,687	\$8,652	\$9,785
2 Bedrooms	\$8,161	\$10,162	\$11,258

Assisted Living Memory Support Charges -2022

Type of Dwelling	Monthly Rate
Standard Room	\$11,392
Large Room	\$12,536
Extra Large Room	\$13,680
Second Person Fee	\$5,710

Comprehensive Care Charges -2022

	Daily
Comprehensive Care Residence*	\$565
Comprehensive Care Residence* - Memory Support	\$571

2022 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit *	\$ 9.50	Per person daily credit for extended absences up to 2 months in duration with a notice made 15 days prior to absence; credits begin immediately upon admission to Healthcare or Assisted Living. No credits are issued for any absence less than 15 days.
Housekeeping	Rate	Occurrence
Laundry (Comforter, Pillows, etc.)	\$ 36.00	for pick-up and delivery/wash
Laundry (Personal - Not Dry Cleaning)	\$ 8.25	per load
Laundry (Health Center Only)	\$ 81.25	per load
Spot Cleaning (Carpets)	\$ 25.75	per 30-minute increment
Whole Area Cleaning (Carpets)	\$ 51.50	per hour
General Housekeeping	\$ 32.00	per hour, prices set at time of work
Heavy Housekeeping	Variable	per hour, prices set at time of work
Trash Removal	\$ 5.25	additional
Turning Mattresses	\$ 33.00	each time
Maintenance	Rate	Occurrence
<p><i>Additional Maintenance: Ingleside at King Farm is happy to offer additional maintenance services to our residents, including but not limited to items such as mounting of TVs, installation of grab bars, installation of ceiling fans, picture hanging, general landscaping, and custom services like kitchen backsplash installation, ceramic tile upgrades, vanity upgrades, hardware upgrades, under cabinet water filtration systems and more. Requests for this type of custom upgrade should be submitted to the Maintenance Department</i></p>		
Replacement Keys/Fobs	Rate	Occurrence
Resident Apartment FOB Replacement	\$ 28.75	each replacement
Additional Apartment FOB	\$ 54.50	each; limit two (2)
Mailbox Key Replacement	\$ 28.75	each replacement
Mailbox Lock Replacement	\$ 51.50	each replacement
Emergency Pendant	\$ 142.25	each replacement
Garage Door Opener	\$ 54.50	each replacement
Miscellaneous	Rate	Occurrence
Return Check Fee	\$ 37.00	per check
Late Payment Charge	1.50%	of monthly service fee
Postage Stamps	Actual Costs	see concierge for current pricing
Covered Indoor Parking - 2nd space	\$ 125.00	per month (as available)
Resident ID Badge Replacement	\$ 20.50	per badge
Year- End Billing Summary Report	\$ 5.25	per report
USPS	Actual Costs	
Fed-Ex/UPS	Actual Costs	

Salon Services	Rate	Occurrence
Salon Services	Variable	price offered onsite at salon; subject to change
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	determined by contracted instructors
Personal Training	Variable	pricing determined by individual trainer
Transportation	Rate	Occurrence
Medical Transportation	\$ 24.75	per hour
Medical Transportation with Escort (Health Center Only)	\$ 49.50	per hour
IL Under 5 miles to Medical Appointments (drop-off and pick-up only)	\$ -	no charge; Monday- Friday 8:30am - 4:30pm
Non-Medical Transportation - Monday - Friday 8:30am - 4:30pm	\$ 24.75	per hour
Non-Medical & Medical Transportation - After Hours & Weekends	\$ 43.25	per hour
Cancellation Fee	\$ 25.00	less than 24-hour notice from the time of scheduled transportation from IKF
Cultural Arts	Rate	Occurrence
Trip or Program Cancellation Fee	\$ 5.00	less than 72 hours notice
Other Specialty Classes	Variable	determined by contracted instructors
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 70.00	full day
Non-Resident Full Day	\$ 90.00	full day
Dining Services	Rate	Occurrence
Bistro Meal Resident	\$ 20.00	per meal
Bistro Meal Guest	\$ 26.50	per meal
Bistro Child (age 3-8)	\$ 14.00	per meal
Tarragon Lunch Meal Resident	\$ 17.50	per meal
Tarragon Lunch Meal Guest	\$ 22.50	per meal
Sunday Brunch Meal Resident	\$ 24.25	per meal
Sunday Brunch Meal Guest	\$ 29.50	per meal
Mother's Day Meal Resident	\$ 33.00	per meal
Mother's Day Meal Guest	\$ 40.00	per meal
Holiday & Theme Meal Resident	\$ 30.00	per meal
Holiday & Theme Meal Guest	\$ 37.00	per meal
Courtyard Café Eat-In/Carry Out Meal	\$ 20.00	per meal
Courtyard Café Guest	\$ 26.50	per meal
Delivery Charge	\$ 7.50	per meal
Lump Crab Cake Upcharge	Variable	Market Price

Dining Services	Rate	Occurrence
Filet Mignon Upcharge	\$ 7.00	per meal
Single Quarterly Pricing	\$ 1,800.00	quarterly
Couple Quarterly Pricing	\$ 3,600.00	quarterly
Dining Services - Healthcare Center	Rate	Occurrence
Breakfast	\$ 6.25	per meal
Lunch	\$ 12.25	per meal
Dinner	\$ 15.50	per meal
Children Under 12	1/2 Price	per meal
<i>Please note that Healthcare pricing only applies to Healthcare Dining Rooms, not other dining venues.</i>		
Dietician Services	Rate	Occurrence
Registered Dietician Consultation	\$ 87.50	per session

Medical Supply Ancillary Charges

Type of Supply	Rate	Occurrence
A&D Ointment	\$ 3.40	each
Abdominal Pads	\$ 3.75	per box (\$0.25 each)
Administration of Eye Drops	\$ 1.05	per eye
Admission Kit	\$ 26.00	each
Air Mattress Overlay	\$ 58.50	each
Air Mattress Set	\$ 163.60	each
Alcohol Pads	\$ 7.80	per pack
Anti-Embolism Stocking	\$ 5.40	each pair
Barrier,Mio,Flex,50Mm,P	\$ 8.25	per pack
Bed Pan	\$ 0.50	each
Bedside Urinal	\$ 5.50	each
Blood Sugar Test	\$ 26.25	each
Body Lotion	\$ 6.30	each
Calazime Ointment	\$ 5.65	each
Calcium Alginate Dressing	\$ 68.00	per box (\$6.60 each)
Calmoseptine Ointment	\$ 9.55	each
Coban Wrap	\$ 7.00	each
Collagen Powder	\$ 23.85	each
Consultation & Medication Instruction	\$ 16.25	each
Cream Cavilon	\$ 4.15	each
Denture Adhesive	\$ 15.75	each
Denture Cleanser	\$ 4.70	per box
Dermal Wound Cleanser	\$ 15.15	per bottle
Distilled Water	\$ 6.20	each
Ear Irrigation	\$ 36.00	per service
Elastic Bandage	\$ 4.05	each
Ensure Plus	\$ 1.60	each
Feeding/Irrigation Syringe	\$ 1.05	each
FitPlus Clothlike Briefs - Small	\$ 33.90	per pack
FitPlus Clothlike Briefs - Medium	\$ 36.40	per pack
FitPlus Clothlike Briefs - Large	\$ 39.75	per pack
FitPlus Clothlike Briefs - X-Large	\$ 43.94	per pack
FitPlus Clothlike Briefs - XX-Large	\$ 81.72	per pack
Foley Catheter - 14Fr	\$ 6.55	each
Foley Catheter - 16Fr	\$ 6.85	each
Foley Kit	\$ 5.10	each
Gastrostomy Tube - 16Fr	\$ 29.70	each
Gastrostomy Tube - 18Fr	\$ 29.70	each
Gastrostomy Tube - 20Fr	\$ 29.70	each
Gastrostomy Tube - 22Fr	\$ 29.70	each
Gastrostomy Tube - 24Fr	\$ 29.70	each
Gauze (All Sizes)	\$ 23.50	per box (\$1.25 each)

Type of Supply	Rate	Occurrence
Geri Sleeves (Leg/Arm)	\$ 29.35	each pair
Gloves	\$ 16.50	per box
Glucerna Nutritional Shake	\$ 2.15	per can/bottle
Heel Protector	\$ 66.75	each pair
Humidifier	\$ 2.85	each
Hydrogel	\$ 6.70	each
Incentive Spirometer	\$ 11.65	each
Injections (e.g., Insulin, Allergy, Vitamin B, etc.)	\$ 15.25	per injection
Juven Therapeutic Nutrition Powder	\$ 3.50	each
Kerlix Rolls	\$ 13.95	per bag (\$0.55 each)
Large Needle Box	\$ 6.60	each
Leg Bag Strap	\$ 4.90	each
Leg Bags	\$ 3.55	each
Magic Cup Fortified Nutrition Supplement	\$ 1.00	per can/bottle
Mask Non Breather	\$ 1.65	each
Medpass	\$ 6.45	each
Mepilex-Border Lite	\$ 43.50	per box (\$2.25 each)
Mouthwash (4oz Bottle)	\$ 0.50	each
Nasal Cannula	\$ 1.50	each
Nasal Cannula (25 FT)	\$ 6.50	each
Nebulizer Machine	\$ 56.65	each
Nebulizer Mask	\$ 2.05	each
Non-Adherent Dressing	\$ 83.45	per box (\$8.10 each)
Nutritional Supplement (Ensure, MedPass, Jevity)	\$ 1.30	per can/bottle
Oral Supplement	\$ 2.30	per packet
Oral Swabs	\$ 2.60	each
Oxygen tank (Includes Rental)	\$ 48.95	each
Periwash 4Oz	\$ 3.50	each
Periwash 8Oz	\$ 3.80	each
Positioning Chair (Geri Chair)	\$ 1.80	each
Pouch Mio Flex Clsd Ma	\$ 49.45	each
Pouch, Drain, 1-Pc, Trnsp	\$ 14.00	each
PPD for External Private Duty Aides & Residents	\$ 25.25	each
Prosource Nutrition Supplement (Zero Carb)	\$ 23.70	each
Protein Supplement - Concentrated Powder	\$ 2.00	per packet
Protein Supplement - Liquid	\$ 29.85	per 30oz bottle
Pull Ups - Medium	\$ 14.50	per pack
Pull Ups - Large	\$ 15.65	per pack
Pull Ups - X-Large	\$ 20.75	per pack
Pull Ups - XX-Large	\$ 27.55	per pack
Registered Dietician Consultation	\$ 87.55	each
Remedy Phytoplex	\$ 6.95	each
Remedy Skin Therapy	\$ 7.40	each

Type of Supply	Rate	Occurrence
Roll On Deodorant	\$ 0.60	each
Saline Solution	\$ 3.10	per bottle
Shampoo/Body Wash (8 oz Bottle)	\$ 4.80	each
Shaving Cream	\$ 4.65	each
Single Use Hair Brush	\$ 1.05	each
Skin Barriers	\$ 12.60	each
Skin-Prep (No Sting)	\$ 33.90	per box
Slipper Socks	\$ 4.10	each pair
Small Needle Box	\$ 3.40	each
Split Sponges	\$ 13.95	per box (\$0.30 each)
Staples/Stitches Removal	\$ 25.75	each
Staples/Stitches Removal	\$ 25.75	each
Steri Strips	\$ 1.20	each
Suction Kit	\$ 28.90	each
Surgical Tape (Paper)	\$ 1.85	each
Surgical Taple (Cloth)	\$ 3.15	each
Tena Incontinence Pads	\$ 39.15	per pack
Tissues	\$ 2.05	per box
Toothbrush	\$ 1.25	each
Toothpaste	\$ 0.50	each
Twin Blade Disposable Razor	\$ 7.20	each pack
Urinal	\$ 1.25	each
Urinary Drainage Bags	\$ 4.10	each
Urine Collection Hat	\$ 3.65	each
Urostomy Pouches	\$ 7.55	each
Wash Basin	\$ 0.80	each
Wellness Center Supplies	\$ 3.10	each
Wheelchairs	\$ 66.20	each
Wipes - Readyflush	\$ 15.08	per pack
Wipes (Case)	\$ 45.25	per case
Wound Care Treatment	\$ 25.75	supplies billed separately
Xeroform Petrolatum Dressing	\$ 1.05	each
<i>The above is not an all-inclusive listing. Other medical ancillary supplies may be required as additional medical services are provided or by physician order. Ingleside will notify all responsible parties of additional charges in advance. Any pricing changes for the above listed items will be communicated with a 60-day written notice.</i>		

Fountainside - Independent Living Entrance Fees & Monthly Fees
(As of January 1, 2023)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$3,173
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$3,726
Kalorama – 1 BR, 1 Bath	879	\$565,007	\$383,778	\$271,843	\$3,841
Takoma – 1 BR, 1½ Baths, w/Den	1024	\$665,246	\$453,330	\$320,850	\$4,455
Congressional – 1 BR, 1½ Baths, w/Den	1250	\$764,865	\$520,605	\$367,425	\$4,654
Grosvenor – 2 BR, 2 Baths	1244	\$806,097	\$548,467	\$386,712	\$4,855
Lafayette – 2 BR, 2½ Baths w/Den	1542	\$927,857	\$631,847	\$455,630	\$5,069
Chevy Chase – 2 BR, 2 Baths, Deluxe Corner	1601	\$939,722	\$639,478	\$451,200	\$5,219
Bethesda – 2 BR Special	1690	\$1,019,387	\$695,182	\$490,193	\$5,378
Dumbarton – 2 BR, 2½ Baths w/Den	1799	\$1,010,465	\$687,384	\$485,736	\$5,470
Georgetown – 2 BR, 2 Baths w/Den, Deluxe Corner	1894	\$1,091,793	\$743,087	\$524,729	\$5,688
Potomac – 3 BR, 3 Baths	2309	\$1,332,529	\$906,436	\$639,705	\$5,862
SECOND PERSON FEE (for all units)	549	\$46,000	\$32,000	\$23,000	\$1,512

Additional Fees – 2023

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
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Non-refundable Wait List Deposit Appl. Fee (If applicable)	\$300 per individual
Entrance Fee Deposit	

(Deposit paid at the time of execution of a Reservation Deposit Agreement.): 10% of Entrance Fee

Gardenside - Independent Living Entrance Fees & Monthly Fees
(As of January 1, 2023)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
1 Bedroom, 1 Bath					
Amaryllis	882	\$537,094	\$408,191	\$332,998	\$4,200
1 Bedroom, 1½ Baths					
Orchid	902	\$578,182	\$439,419	\$358,473	\$3,595
Aster	935	\$569,369	\$432,720	\$353,009	\$3,595
1 Bedroom, 1½ Baths w/Den					
Lotus	1092	\$697,788	\$530,319	\$432,629	\$4,440
Primrose	1179	\$791,050	\$601,198	\$483,966	\$4,440
Verbena	1186	\$780,590	\$593,248	\$483,966	\$4,440
Sage	1193	\$762,327	\$579,369	\$472,643	\$4,440
Thistle	1198	\$765,522	\$581,797	\$474,624	\$4,440
Goldenrod	1216	\$840,351	\$638,667	\$521,018	\$4,440
Lilac	1269	\$810,891	\$616,278	\$502,753	\$4,440
Meadow	1284	\$845,090	\$642,269	\$523,956	\$4,440
2 Bedrooms, 2 Baths					
Iris	1270	\$892,778	\$678,511	\$553,523	\$4,801
Jasmine	1289	\$888,875	\$675,545	\$551,103	\$4,801
Freesia	1325	\$887,088	\$674,187	\$549,994	\$4,801
Trillium	1329	\$916,458	\$696,508	\$568,204	\$4,801
Zinnia	1329	\$835,413	\$634,914	\$517,956	\$4,801
Ivy	1330	\$917,148	\$697,033	\$568,632	\$4,801
Camillia	1373	\$919,224	\$698,610	\$569,919	\$4,801
2 Bedrooms, 2 Baths w/Den					
Rosewood	1,563	\$1,103,837	\$770,516	\$628,579	\$5,041
2 Bedrooms, 2½ Baths w/Den					
Mulberry	1439	\$888,957	\$675,607	\$551,153	\$5,401
Lily	1517	\$965,256	\$733,595	\$598,459	\$5,401
Dahlia	1695	\$1,078,516	\$819,672	\$668,680	\$5,401
Pine	1707	\$934,362	\$710,115	\$579,305	\$5,401
3 Bedrooms, 2.5 Baths					
Magnolia	2,541	\$1,560,066	\$1,220,981	\$1,023,182	\$5,882
3 Bedrooms, 3 Baths					
Dogwood	2042	\$1,214,633	\$923,121	\$798,147	\$5,882
Lavender	2123	\$1,287,334	\$978,374	\$798,147	\$5,882
Azalea	2160	\$1,309,770	\$995,425	\$812,057	\$5,882
Spruce	2,173	\$1,317,653	\$1,001,416	\$816,945	\$5,882
Wisteria	2183	\$1,323,717	\$1,006,025	\$820,704	\$5,882
Rosemary	2189	\$1,327,355	\$1,008,790	\$822,960	\$5,882
Gardenia	2289	\$1,387,992	\$1,054,874	\$860,555	\$5,882
Hydrangea	2330	\$1,412,854	\$1,073,769	\$875,969	\$5,882
SECOND PERSON FEE (for all units)	\$46,000	\$32,000	\$23,000	\$1,555	

Assisted Living Entrance Fees – 2023

	Entrance Fee
Private Suite	\$18,250 per person

Assisted Living Monthly Fees - 2023

Fees for One Person in Suite or First of Two Persons in Suite Private Suite

Monthly:	Level 1	Level 2	Level 3
Studio	\$10,663	\$12,686	\$13,853
1 Bedroom	\$10,818	\$12,842	\$13,971
Large 1 Bedroom	\$11,479	\$13,503	\$14,669
2 Bedroom	\$14,009	\$16,071	\$17,200

Level 1, Level 2 and Level 3 – Fees for Second Person in Suite Private Suite

Monthly:	Level 1	Level 2	Level 3
Studio	\$6,422	\$8,445	\$9,573
1 Bedroom	\$6,499	\$8,522	\$9,689
Large 1 Bedroom	\$6,887	\$8,912	\$10,079
2 Bedrooms	\$8,405	\$10,467	\$11,595

Comprehensive Care Charges -2023 Daily

Comprehensive Care Residence*	\$615
Comprehensive Care Residence* - Memory Support	\$623

2023 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit (Note: Credit is unique to each community)	\$ 9.75	Per person daily credit for extended absences up to 2 months in duration with a notice made 15 days prior to absence; credits begin immediately upon admission to Healthcare or Assisted Living. No credits are issued for any absence less than 15 days.
Housekeeping	Rate	Occurrence
Laundry (Comforter, Pillows, etc.)	\$ 36.75	for pick-up and delivery/wash
Laundry (Personal - Not Dry Cleaning)	\$ 8.50	per load
Laundry (Health Center Only)	\$ 81.25	per month
Spot Cleaning (Carpets)	\$ 26.25	per 30 minute increment
Whole Area Cleaning (Carpets)	\$ 52.50	per hour
General Housekeeping	\$ 32.75	per hour; prices set at time of work
Heavy Housekeeping	Variable	per hour; prices set at time of work
Trash Removal	\$ 5.50	additional
Turning Mattresses	\$ 33.75	each time
Maintenance	Rate	Occurrence
General Maintenance Services	\$ 52.00	per hour
<i>Additional Maintenance: Ingleside at King Farm is happy to offer additional maintenance services to our residents, including but not limited to items such as mounting of TVs, installation of grab bars, installation of ceiling fans, picture hanging, general landscaping, and custom services like kitchen backsplash installation, ceramic tile upgrades, vanity upgrades, hardware upgrades, under cabinet water filtration systems and more. Requests for this type of custom upgrade should be submitted to the Maintenance Department where the appropriate contractor(s) will be contacted to consult with you further and provide precise proposals.</i>		
Replacement Keys/Fobs	Rate	Occurrence
Resident Apartment FOB Replacement	\$ 29.25	each replacement
Additional Apartment FOB	\$ 55.50	each; limit two (2)
Mailbox Key Replacement	\$ 29.25	each replacement
Mailbox Lock Replacement	\$ 52.50	each replacement
Emergency Pendant	\$ 192.50	each replacement
Garage Door Opener	\$ 55.50	each replacement

Miscellaneous	Rate	Occurrence
Return Check Fee	\$ 37.75	per check
Late Payment Charge	1.50%	of monthly service fee
Postage Stamps	Actual Costs	see concierge for current pricing
Covered Indoor Parking - 2nd space	\$ 127.50	per month (as available)
Resident ID Badge Replacement	\$ 21.00	per badge
Year- End Billing Summary Report	\$ 5.35	per report
USPS	Actual Costs	
Fed-Ex/UPS	Actual Costs	
Salon Services	Rate	Occurrence
Salon Services	Variable	price offered onsite at salon; subject to change
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	determined by contracted instructors
Personal Training	Variable	pricing determined by individual trainer
Transportation	Rate	Occurrence
Medical Transportation	\$ 25.25	per hour
Medical Transportation with Escort (Health Center Only)	\$ 50.50	per hour
IL Under 5 miles to Medical Appointments (drop-off and pick-up only)	\$ -	no charge; Monday- Friday 8:30am - 4:30pm
Non-Medical Transportation - Monday - Friday 8:30am - 4:30pm	\$ 25.25	per hour
Non-Medical & Medical Transportation - After Hours & Weekends	\$ 44.00	per hour
Cancellation Fee	\$ 25.00	less than 24 hour notice from the time of scheduled transportation from IKF
Cultural Arts	Rate	Occurrence
Trip or Program Cancellation Fee	\$ 5.00	less than 72 hours notice
Other Specialty Classes	Variable	determined by contracted instructors
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 85.00	full day
Non-Resident Full Day	\$ 105.00	full day

Dining Services	Rate	Occurrence
Bistro Meal Resident	\$ 21.80	per meal
Bistro Meal Guest	\$ 28.90	per meal
Bistro Child (age 3-8)	\$ 15.30	per meal
Sunday Brunch Meal Resident	\$ 26.40	per meal
Sunday Brunch Meal Guest	\$ 32.20	per meal
Mother's Day Meal Resident	\$ 36.00	per meal
Mother's Day Meal Guest	\$ 43.60	per meal
Holiday & Theme Meal Resident	\$ 33.00	per meal
Holiday & Theme Meal Guest	\$ 37.00	per meal
Courtyard Café Eat-In/Carry Out Meal	\$ 21.80	per meal
Courtyard Café Guest	\$ 28.90	per meal
Delivery Charge	\$ 8.20	per meal
Lump Crab Cake Upcharge	Market Price	per meal
Filet Mignon Upcharge	Market Price	per meal
Single Quarterly Pricing	\$ 1,962.00	quarterly
Couple Quarterly Pricing	\$ 3,924.00	quarterly
Dining Services - Healthcare Center Guests	Rate	Occurrence
Breakfast	\$ 6.80	per meal
Lunch	\$ 13.60	per meal
Dinner	\$ 16.90	per meal
<i>Please note that Healthcare pricing only applies to Healthcare Dining Rooms, not other dining venues.</i>		
<i>Please note couple dining credits are double for each quarter.</i>		
Dietician Services	Rate	Occurrence
Registered Dietician Consultation	\$ 89.25	per session

2023 Medical Supply Ancillary Charges

Type of Supply	Rate	Occurrence
A&D Ointment	\$ 3.45	each
Abdominal Pads	\$ 3.85	per box (\$0.25 each)
Administration of Eye Drops	\$ 1.05	per eye
Admission Kit	\$ 26.55	each
Air Mattress Set	\$ 166.90	each
Alcohol Pads	\$ 7.95	per pack
Anti-Embolism Stocking	\$ 5.50	each pair
Barrier,Mio,Flex,50Mm,P	\$ 8.40	per pack
Bed Pan	\$ 0.55	each
Bedside Urinal	\$ 5.60	each
Blood Sugar Test	\$ 26.80	each
Body Lotion	\$ 6.40	each
Calazime Ointment	\$ 5.80	each
Calcium Alginate Dressing	\$ 69.35	per box (\$6.60 each)
Calmoseptine Ointment	\$ 9.70	each
Coban Wrap	\$ 7.15	each
Collagen Powder	\$ 24.35	each
Consultation & Medication Instruction	\$ 16.60	each
Cream Cavilon	\$ 4.25	each
Denture Adhesive	\$ 16.05	each
Denture Cleanser	\$ 4.80	per box
Dermal Wound Cleanser	\$ 15.45	per bottle
Distilled Water	\$ 6.30	each
Ear Irrigation	\$ 36.00	per service
Elastic Bandage	\$ 4.15	each
Ensure Plus	\$ 1.65	each
Feeding/Irrigation Syringe	\$ 1.05	each
FitPlus Clothlike Briefs - Small	\$ 33.90	per pack
FitPlus Clothlike Briefs - Medium	\$ 36.40	per pack
FitPlus Clothlike Briefs - Large	\$ 39.75	per pack
FitPlus Clothlike Briefs - X-Large	\$ 43.94	per pack
FitPlus Clothlike Briefs - XX-Large	\$ 81.72	per pack
Foley Catheter - 14Fr	\$ 6.65	each
Foley Catheter - 16Fr	\$ 7.00	each
Foley Kit	\$ 5.20	each
Gastrostomy Tube - 16Fr	\$ 30.30	each
Gastrostomy Tube - 18Fr	\$ 30.30	each
Gastrostomy Tube - 20Fr	\$ 30.30	each
Gastrostomy Tube - 22Fr	\$ 30.30	each
Gastrostomy Tube - 24Fr	\$ 30.30	each
Gauze (All Sizes)	\$ 23.95	per box (\$1.25 each)

Type of Supply	Rate	Occurrence
Geri Sleeves (Leg/Arm)	\$ 29.95	each pair
Gloves	\$ 16.80	per box
Glucerna Nutritional Shake	\$ 2.20	per can/bottle
Heel Protector	\$ 68.10	each pair
Humidifier	\$ 2.95	each
Hydrogel	\$ 6.85	each
Incentive Spirometer	\$ 11.85	each
Injections (e.g., Insulin, Allergy, Vitamin B, etc.)	\$ 15.55	per injection
Juven Therapeutic Nutrition Powder	\$ 3.55	each
Kerlix Rolls	\$ 14.25	per bag (\$0.55 each)
Large Needle Box	\$ 6.70	each
Leg Bag Strap	\$ 5.00	each
Leg Bags	\$ 3.60	each
Magic Cup Fortified Nutrition Supplement	\$ 1.05	per can/bottle
Mask Non Breather	\$ 1.65	each
Medpass	\$ 6.60	each
Mepilex-Border Lite	\$ 44.40	per box (\$2.25 each)
Mouthwash (4oz Bottle)	\$ 0.55	each
Nasal Cannula	\$ 1.50	each
Nasal Cannula (25 FT)	\$ 6.60	each
Nebulizer Machine	\$ 57.80	each
Nebulizer Mask	\$ 2.10	each
Non-Adherent Dressing	\$ 85.10	per box (\$8.10 each)
Nutritional Supplement (Ensure, MedPass, Jevity)	\$ 1.30	per can/bottle
Oral Supplement	\$ 2.35	per packet
Oral Swabs	\$ 2.65	each
Oxygen tank (Includes Rental)	\$ 49.90	each
Periwash 4Oz	\$ 3.60	each
Periwash 8Oz	\$ 3.90	each
Positioning Chair (Geri Chair)	\$ 1.85	each
Pouch Mio Flex Clsd Ma	\$ 50.45	each
Pouch, Drain, 1-Pc, Trnsp	\$ 14.30	each
PPD for External Private Duty Aides & Residents	\$ 25.75	each
Prosource Nutrition Supplement (Zero Carb)	\$ 24.15	each
Protein Supplement - Concentrated Powder	\$ 2.05	per packet
Protein Supplement - Liquid	\$ 30.45	per 30oz bottle
Pull Ups - Medium	\$ 14.75	per pack
Pull Ups - Large	\$ 16.00	per pack
Pull Ups - X-Large	\$ 21.15	per pack
Pull Ups - XX-Large	\$ 28.10	per pack
Registered Dietician Consultation	\$ 89.30	each
Remedy Phytoplex	\$ 7.10	each
Remedy Skin Therapy	\$ 7.55	each

Type of Supply	Rate	Occurrence
Roll On Deodorant	\$ 0.60	each
Saline Solution	\$ 3.15	per bottle
Shampoo/Body Wash (8 oz Bottle)	\$ 4.90	each
Shaving Cream	\$ 4.75	each
Single Use Hair Brush	\$ 1.05	each
Skin Barriers	\$ 12.85	each
Skin-Prep (No Sting)	\$ 34.55	per box
Slipper Socks	\$ 4.20	each pair
Small Needle Box	\$ 3.45	each
Split Sponges	\$ 14.25	per box (\$0.30 each)
Staples/Stitches Removal	\$ 26.25	each
Staples/Stitches Removal	\$ 26.25	each
Steri Strips	\$ 1.20	each
Suction Kit	\$ 29.45	each
Surgical Tape (Paper)	\$ 1.90	each
Surgical Tape (Cloth)	\$ 3.20	each
Tena Incontinence Pads	\$ 39.90	per pack
Tissues	\$ 2.10	per box
Toothbrush	\$ 1.25	each
Toothpaste	\$ 0.55	each
Twin Blade Disposable Razor	\$ 7.35	each pack
Urinal	\$ 1.25	each
Urinary Drainage Bags	\$ 4.20	each
Urine Collection Hat	\$ 3.75	each
Urostomy Pouches	\$ 7.70	each
Wash Basin	\$ 0.85	each
Wellness Center Supplies	\$ 3.15	each
Wipes - Readyflush	\$ 15.38	per pack
Wipes (Case)	\$ 46.15	per case
Wound Care Treatment	\$ 26.25	supplies billed separately
Xeroform Petrolatum Dressing	\$ 1.05	each

The above is not an all-inclusive listing. Other medical ancillary supplies may be required as additional medical services are provided or by physician order. Ingleside will notify all responsible parties of additional charges in advance. Any pricing changes for the above listed items will be communicated with a 60-day written notice.

ENTRANCE FEES, MONTHLY FEES
(Fees as of January 1, 2024)
Independent Living Residence Entrance Fees

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$343,620	\$233,910	\$165,600	\$3,300
Woodley – 1 BR, 1 Bath	845	\$528,109	\$360,180	\$254,093	\$3,875
Kalorama – 1 BR, 1 Bath	879	\$565,007	\$383,778	\$271,843	\$3,995
Takoma – 1 BR, 1½ Bath, w/Den	1024	\$685,203	\$466,930	\$330,476	\$4,633
Congressional – 1 BR, 1½ Bath, w/Den	1250	\$787,811	\$536,223	\$378,448	\$4,840
Grosvenor – 2 BR, 2 Bath	1244	\$830,280	\$564,921	\$398,314	\$5,049
Lafayette – 2 BR, 2½ Bath w/Den	1542	\$955,693	\$650,802	\$458,998	\$5,272
Chevy Chase – 2 BR, 2 Bath, Deluxe Corner	1601	\$967,914	\$658,663	\$464,736	\$5,428
Bethesda – 2 BR, 2Bath w/ Den Special	1690	\$1,049,959	\$716,038	\$504,898	\$5,593
Dumbarton – 2 BR, 2½ Bath w/ Den	1799	\$1,060,779	\$728,005	\$520,308	\$5,689
Georgetown – 2 BR, 2 Bath w/ Den, Deluxe Corner	1894	\$1,124,546	\$765,380	\$540,471	\$5,916
Potomac – 3 BR, 3 Bath	2309	\$1,372,505	\$933,630	\$658,896	\$6,096
SECOND PERSON FEE (for all units)	549	\$47,500	\$33,000	\$24,000	\$1,572

All pricing is subject to change per the Residence and Services Agreement.

Additional Fees - 2024

Refundable Wait List Deposit (If applicable)	\$5,000 per individual or couple
Non-refundable Wait List Deposit Appl. Fee (If applicable)	\$300 per individual
Entrance Fee Deposit (Deposit paid at the time of execution of a Reservation Deposit Agreement.):	10% of Entrance Fee

Gardenside - Independent Living Residence Entrance Fees (2024)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
1 BR, 1 Bath					
Amaryllis	882	\$537,094	\$408,191	\$332,998	\$4,368
1 BR, 1½ Bath					
Orchid	902	\$578,182	\$439,419	\$358,473	\$4494
Aster	935	\$569,368	\$432,720	\$353,009	\$4494
1 BR, 1½ Bath w/Den					
Lotus	1092	\$718,722	\$546,228	\$445,607	\$4,618
Primrose	1179	\$814,782	\$619,234	\$505,165	\$4,618
Verbena	1186	\$828,128	\$629,377	\$513,439	\$4,618
Sage	1193	\$785,197	\$579,369	\$486,822	\$4,618
Thistle	1198	\$788,488	\$596,750	\$488,862	\$4,618
Goldenrod	1216	\$865,562	\$657,827	\$536,648	\$4,618
Lilac	1269	\$835,218	\$634,765	\$517,835	\$4,618
Meadow	1284	\$870,443	\$661,537	\$539,675	\$4,618
2 BR, 2 Bath					
Iris	1270	\$919,562	\$698,867	\$570,128	\$4,993
Jasmine	1289	\$915,541	\$695,811	\$567,636	\$4,993
Freesia	1325	\$913,700	\$694,412	\$566,494	\$4,993
Trillium	1329	\$943,952	\$717,404	\$585,250	\$4,993
Zinnia	1329	\$860,475	\$653,961	\$533,494	\$4,993
Ivy	1330	\$944,662	\$717,943	\$585,691	\$4,993
Camillia	1373	\$946,800	\$719,568	\$587,016	\$4,993
2 BR, 2 Bath w/Den					
Rosewood	1,563	\$1,024,361	\$778,515	\$635,104	\$5,617
2 BR, 2½ Bath w/Den					
Mulberry	1439	\$915,625	\$695,875	\$567,688	\$5,243
Lily	1517	\$994,214	\$755,603	\$616,413	\$5,243
Dahlia	1695	\$1,110,872	\$844,263	\$688,741	\$5,617
Pine	1707	\$962,393	\$731,419	\$596,684	\$5,617
3 BR, 2½ Bath					
Magnolia	2541	\$1,606,868	\$1,257,610	\$1,053,877	\$6,117
3 BR, 3 Bath					
Dogwood	2042	\$1,251,072	\$950,814	\$775,664	\$6,117
Lavender	2123	\$1,325,954	\$1,007,725	\$822,092	\$6,117
Azalea	2160	\$1,349,063	\$1,025,288	\$836,419	\$6,117
Spruce	2173	\$1,357,182	\$1,031,459	\$841,453	\$6,117
Wisteria	2183	\$1,363,428	\$1,036,205	\$845,325	\$6,117
Rosemary	2189	\$1,367,176	\$1,039,053	\$847,649	\$6,117
Gardenia	2289	\$1,429,632	\$1,086,520	\$886,372	\$6,117
Hydrangea	2330	\$1,455,239	\$1,105,982	\$902,248	\$6,117
SECOND PERSON FEE (for all units)		\$47,500	\$33,000	\$24,000	\$1,572

Assisted Living Entrance Fees – 2024

Assisted Living Apartment	Entrance Fee
Private Suite	\$18,500 per person

Assisted Living Monthly Fees - 2024

Level 1, Level 2 and Level 3

Fees for One Person in Suite or First of Two Persons in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$11,090	\$13,193	\$14,407
1 Bedroom	\$11,251	\$13,356	\$14,530
1 Bedroom Deluxe	\$11,938	\$14,043	\$15,256
2 Bedroom	\$14,569	\$16,714	\$17,888

Level 1, Level 2 and Level 3 – Fees for Second Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$6,679	\$8,783	\$9,956
1 Bedroom	\$6,759	\$8,863	\$10,077
1 Bedroom Deluxe	\$7,162	\$9,268	\$10,482
2 Bedroom	\$8,741	\$10,886	\$12,059

Memory Support Assisted Living Charges -2024

Type of Dwelling	Monthly Rate
Standard Room	\$12,203
Large Room	\$13,428
Extra Large Room	\$14,654
Second Person Fee	\$6,116

Comprehensive Care Charges -2024

	Daily
Comprehensive Care Residence*	\$640
Comprehensive Care Residence* - Deluxe	\$759

2024 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit	\$ 10.00	Per person per day
<i>Per person daily credit for extended absences with a notice made 15 days prior to absence; credits begin immediately upon admission to Healthcare or Assisted Living. No credits are issued for any absence less than 15 days.</i>		
Housekeeping	Rate	Occurrence
Laundry (Comforter, Pillows, etc.)	\$ 37.75	for pick-up and delivery/wash
Laundry (Personal - Not Dry Cleaning)	\$ 8.75	per load
Laundry (Health Center Only)	\$ 83.50	per month
Spot Cleaning (Carpets)	\$ 27.00	per 30 min.
Whole Area Cleaning (Carpets)	\$ 54.00	per hour
General Housekeeping	\$ 33.75	per hour
Heavy Housekeeping	Variable	
Trash Removal	\$ 5.75	additional
Turning Mattresses	\$ 34.75	each time
Maintenance	Rate	Occurrence
General Maintenance Services	\$ 53.50	per hour
Additional Maintenance: Ingleside is happy to offer additional maintenance services to our residents, including but not limited to mounting of TVs, installation of grab bars, installation of ceiling fans, picture hanging, general landscaping, and custom services like kitchen backsplash installation, ceramic tile upgrades, vanity upgrades, hardware upgrades, under cabinet water filtration systems and more. Requests for this type of custom upgrade should be submitted to the Maintenance Department where the appropriate contractor(s) will be contacted to consult with you further and provide precise proposals.		
Keys, Fobs, Devices, etc.	Rate	Occurrence
Replacement FOB	\$ 30.00	each replacement
Additional FOB	\$ 57.00	each (limit of two)
Mailbox Key Replacement	\$ 30.00	each replacement
Mailbox Lock Replacement	\$ 54.00	each replacement
Emergency Pendant	\$ 197.50	each replacement
Garage Door Opener	\$ 57.00	each replacement

Miscellaneous	Rate	Occurrence
Return Check Fee	\$ 38.75	per check
Late Payment Charge	1.50%	of monthly service
Postage Stamps	Actual Costs	
Covered Indoor Parking - 2nd Space	\$ 130.75	per month
Resident ID Badge Replacement	\$ 21.75	per badge
Year-End Billing Summary Report	\$ 5.50	per report
USPS	Actual Costs	
Fed-Ex/UPS	Actual Costs	
Salon Services	Rate	Occurrence
Salon Services	Variable	see salon
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	see instructor
Personal Training	Variable	see trainer
Transportation	Rate	Occurrence
Medical Transportation	\$ 26.00	per hour
Medical Transportation with Escort (Health	\$ 52.00	per hour
IL Under 5 miles to Medical Appointments (drop-off and pick-up only)	Free	Monday-Friday 8:30am-4:30pm
Non-Medical Transportation - Monday - Friday	\$ 26.00	per hour
Non-Medical & Medical Transportation - After Hours & Weekends	\$ 45.25	per hour
Cancellation Fee	\$ 25.75	<24 hr notice from time of scheduled transportation from IKF

Cultural Arts / Special Functions	Rate	Occurrence
Trip or Program Cancellation Fee	\$ 5.25	< 72 hr notice
<i>Resident will also be billed for the ticket of the trip or event cancelled.</i>		
Other Specialty Classes	Variable	see instructors
Resident Event Setup Fees	Rate	Occurrence
Private Dining Room	\$ 75.00	per 4 hours
Formal Dining Room	\$ 150.00	per 4 hours
Private and Formal Combined	\$ 225.00	per 4 hours
Clubroom	\$ 150.00	per 4 hours
Cultural Arts Center	\$ 250.00	per 4 hours
Cultural Arts Center (1 Room)	\$ 100.00	per 4 hours
Cultural Arts Center (2 Rooms)	\$ 150.00	per 4 hours
Ingleside Engaged	\$ 200.00	per 4 hours
<i>Afterhours programs in the above event spaces are \$25/hr.</i>		
<i>Outside catering is not permitted in any of the above spaces.</i>		
Program Bulletin Printing/Copies	\$ 0.50	per page
Program Bulletin Printing/Copies (Color)	\$ 0.75	per page
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 88.00	per day
Non-Resident Full Day	\$ 109.00	per day

Dining Services		
Dining Services	Rate	Occurrence
Bistro Meal Resident	\$ 22.75	per meal
Bistro Meal Guest	\$ 29.75	per meal
Bistro Child (age 3-8)	\$ 15.75	per meal
Sunday Brunch Meal Resident	\$ 27.50	per meal
Sunday Brunch Meal Guest	\$ 33.25	per meal
Mother's Day Meal Resident	\$ 37.50	per meal
Mother's Day Meal Guest	\$ 44.75	per meal
Holiday & Theme Meal Resident	\$ 34.50	per meal
Holiday & Theme Meal Guest	\$ 38.00	per meal
Courtyard Café Eat-In/ Carry Out Meal	\$ 22.75	per meal
Courtyard Café Guest	\$ 29.75	per meal
Delivery Charge	\$ 8.50	per meal
Lump Crab Cake Upcharge	Market Price	per meal
Filet Mignon Upcharge	Market Price	per meal
Single Quarterly Pricing	\$ 2,047.50	quarterly
Couple Quarterly Pricing	\$ 4,095.00	quarterly
Healthcare Center Guests	Rate	Occurrence
Breakfast	\$ 7.00	per meal
Lunch	\$ 14.00	per meal
Dinner	\$ 17.50	per meal
Children Under 12	Half Price	per meal

Healthcare pricing only applies to Healthcare Dining Rooms, not other venues.

Assisted Living Furniture Rental

Item	Rate	Occurrence
Bed Frame with Headboard	\$ 64.00	per month, each
Mattress & Boxspring Set	\$ 57.00	per month, each
Pillows	\$ 5.00	per month, each
Dresser	\$ 59.00	per month, each
Nightstand	\$ 36.00	per month, each
Sofa	\$ 46.00	per month, each
Accent Chair	\$ 21.00	per month, each
Coffee Table	\$ 18.00	per month, each
LR End Table	\$ 17.00	per month, each
Table Lamp	\$ 10.00	per month, each
TV Console	\$ 22.00	per month, each

2024 Medical Supply Ancillary Charges

Item	Price	Unit of Measure
Air Mattress Set	\$ 172.00	each
Abdominal Pad	\$ 6.00	case/box
Alginate Dressing	\$ 19.00	each
Alginate Dressing (1x12)	\$ 15.00	each
Applicator	\$ 2.00	each
Aquaphor	\$ 24.00	each
Bacitracin	\$ 2.00	each
Bandage / Gauze	\$ 2.00	each
Basin	\$ 2.00	each
Bedpan	\$ 2.00	each
Bordered Gauze	\$ 2.00	each
Brief/Underwear	\$ 48.00	case/box
Brief/Underwear XL	\$ 60.00	case/box
Brief/Underwear XXL+	\$ 79.00	case/box
Cannula	\$ 2.00	each
Catheter (Red Rubber or Foley)	\$ 2.00	each
Catheter Kit	\$ 5.00	each
Central Lock Pouch	\$ 3.00	each
Cold Pack	\$ 2.00	each
Colgate Toothpaste	\$ 3.00	each
Collagen Dressing (1x8)	\$ 17.00	each
Collagen Dressing (2x2)	\$ 15.00	each
Collagen Dressing (4x4)	\$ 43.00	each
Collagen Powder	\$ 21.00	each
Comb/Brush	\$ 2.00	each
Coude Catheter	\$ 6.00	each
Covaderm Dressing	\$ 2.00	each
Covaderm Dressing (4x14)	\$ 5.00	each
Curad Dressing	\$ 2.00	each
Dakins Solution	\$ 23.00	each
Denture Adhesive .75oz	\$ 5.00	each
Denture Adhesive 2.4oz	\$ 8.00	each
Denture Container	\$ 2.00	each
Denture Tablets	\$ 6.00	case/box
Denture Tablets (Efferdent)	\$ 14.00	case/box
Deoderant	\$ 2.00	each

Item	Price	Unit of Measure
Distilled Water	\$ 23.00	case/box
Drain Pouch (1 pc)	\$ 9.00	each
Drain Pouch (2 pc)	\$ 2.00	each
Drainage Bag	\$ 2.00	each
Drainage Bag Cover	\$ 2.00	each
Dressing Kit	\$ 21.00	each
Emesis Basin	\$ 2.00	each
Fitright Extended Wear	\$ 55.00	case/box
Flu Test	\$ 24.00	each
Fluoride Toothpaste	\$ 2.00	each
Foam Cleanser	\$ 4.00	each
Foley Secure	\$ 7.00	each
Foley Strap	\$ 5.00	each
Foley Kit	\$ 29.00	each
Foot Wrap	\$ 57.00	each
Gastronomy Tube	\$ 33.00	each
Geri Sleeve	\$ 19.00	each
Glucose Test Strip	\$ 2.00	each
Hand Sanitizer	\$ 7.00	each
Heel Protector	\$ 65.00	each
Heel Protector (XL)	\$ 104.00	each
Humidifer	\$ 7.00	each
Hydrofera Dressing (2x2)	\$ 9.00	each
Hydrofera Dressing (4x4)	\$ 13.00	each
Hydrogel Gauze	\$ 3.00	each
Incentive Spirometer	\$ 7.00	each
Incontinence Products	\$ 56.00	case/box
Iodine Gel	\$ 20.00	each
Iodine Solution	\$ 4.00	each
IV Catheter	\$ 9.00	each
Lancet/Syringe	\$ 2.00	each
Leg Bag	\$ 3.00	each
Liquid Supplement	\$ 3.00	each
Lubrication	\$ 2.00	each
Maxorb Dressing (4x4)	\$ 5.00	each
Maxorb Dressing (6x6)	\$ 13.00	each
Mepilex Dressing (4x10 or 4x12)	\$ 9.00	each
Mepilex Dressing (4x4)	\$ 5.00	each

Item	Price	Unit of Measure
Mouthwash (4 oz)	\$ 2.00	each
Mouthwash (Gallon)	\$ 48.00	each
N95	\$ 3.00	each
Nail Clipper	\$ 2.00	each
Nebulizer Kit/o2 Mask	\$ 2.00	each
Opaque Stocking	\$ 43.00	each
Optifoam (4x4)	\$ 5.00	each
Optifoam (6x6)	\$ 9.00	each
Optifoam Gentle Liquitrap	\$ 21.00	each
Ostomy Wafer	\$ 5.00	each
Oxygen Tank	\$ 52.00	each
Paper Surgical Tape	\$ 2.00	each
Poly-Lined Drape	\$ 2.00	each
Powder Supplement	\$ 3.00	each
Prism Glucose Test Strip	\$ 21.00	each
Prostat Supplement	\$ 89.00	each
Quilted Wipe	\$ 4.00	each
Razor	\$ 2.00	each
Remedy/Ointment	\$ 5.00	each
Saline Solution	\$ 2.00	each
Shampoo	\$ 4.00	each
Shampoo Cap	\$ 3.00	each
Shave Cream (less than 11 oz)	\$ 2.00	each
Shave Cream (11 oz)	\$ 5.00	each
Slipper	\$ 2.00	each
Sponge Gauze	\$ 2.00	each
Spray Cleanser	\$ 2.00	each
Steristrip	\$ 2.00	each
Stocking	\$ 6.00	each
Stoma Powder	\$ 12.00	each
Suction Kit	\$ 2.00	each
Supplement (30 oz)	\$ 34.00	each
Suture Removal Tray	\$ 2.00	each
Telfa Pad	\$ 2.00	each
Therahoney Dressing	\$ 11.00	each
Threeflex Bandage	\$ 19.00	each
Tissues	\$ 2.00	each
Toothbrush	\$ 2.00	each

Item	Price	Unit of Measure
Towel	\$ 2.00	each
Tranquility Underwear	\$ 55.00	each
Tube-fed Supplement	\$ 21.00	each
Oxygen / Humidifier Tubing	\$ 2.00	each
Urinal	\$ 2.00	each
Urine Collection Hat	\$ 2.00	each
Wedge	\$ 38.00	each
Wipe/Washcloth	\$ 2.00	each
Wound Cleanser (1 oz)	\$ 3.00	each
Wound Cleanser (8 oz)	\$ 8.00	each
Wound Paste (.5 oz)	\$ 7.00	each
Wound Paste (1.5 oz)	\$ 18.00	each
Wrap Dressing	\$ 2.00	each
Xeroform Dressing	\$ 2.00	each
<i>The above is not an all-inclusive listing. Other medical ancillary supplies may be required as additional medical services are provided or by physician order. Ingleside will notify all responsible parties of additional charges in advance. Any pricing changes for the above listed items will be communicated with a 60-day written notice.</i>		

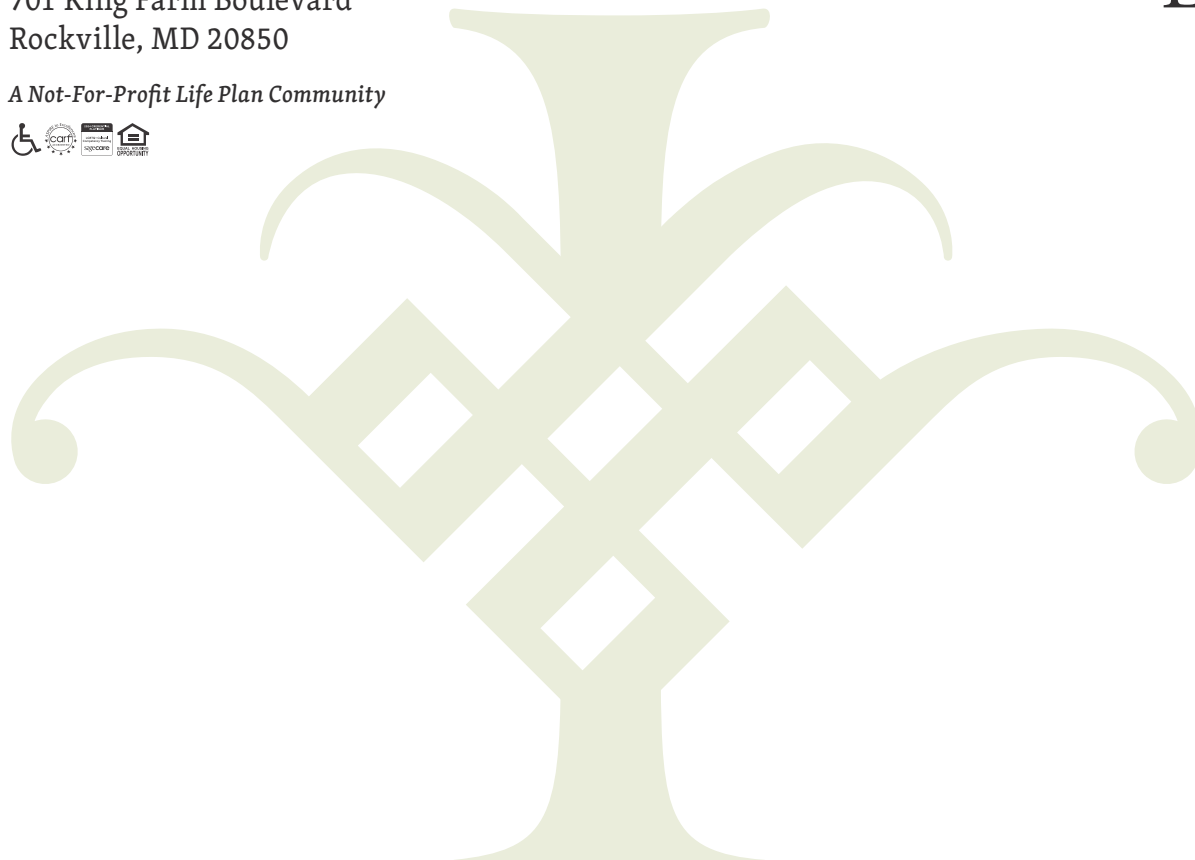
Wellness Clinic Services		
Service	Price	Unit of Measure
Blood Pressure	\$ 10.00	each service
Vital Signs	\$ 10.00	each service
Minor First Aid (Under 15 Minutes)	\$ 20.00	each service
Minor First Aid (15 - 30 Minutes)	\$ 35.00	each service
Blood Sugar Test	\$ 20.00	each service
Dressing (Under 15 Minutes)	\$ 20.00	each service
Dressing (15 - 30 Minutes)	\$ 35.00	each service
Small Needle Box	\$ 10.00	each
Large Needle Box	\$ 15.00	each
Needle Box Disposal	\$ 20.00	each
Bedside Urinal	\$ 8.00	each
Administration of Eye Drops	\$ 20.00	each service
Injections (per injection)	\$ 20.00	each service
Ear Irrigation	\$ 50.00	each service
Med Consult & Instruction (< 15 Min)	\$ 20.00	each service
Med Consult & Instruction (15-30 Min)	\$ 35.00	each service
Registered Dietician Consult (1 Hour)	\$ 100.00	each
PPD for Ext'l Private Aides & Residents	\$ 40.00	each service
In-Home Visit (30 minutes)	\$ 40.00	each
In-Home Visit (60 minutes)	\$ 80.00	each

Ingleside at King Farm
701 King Farm Boulevard
Rockville, MD 20850

A Not-For-Profit Life Plan Community



Exhibit J



INGLESIDE
AT KING FARM
ENGAGED LIVING

Engage in the Unexpected

JOIN US FOR A **Lunch & Learn**

**WEDNESDAY, SEPTEMBER 27
11:00 AM**

Ingleside at King Farm is an inclusive community with the heart of a city, the soul of a small town, and high-energy engagement. Life here is about discovering new passions and experiences—on your terms. Explore neighborhood restaurants and shops, local trails and parks, and attractions of the city. Enjoy lunch on us and learn more about the philosophy of engaged living in this beautiful Life Plan Community.

***Space is limited—
Reserve your seat now.***



RSVP today!

 240-245-2173

 infoIKF@inglesideonline.org

 www.inglesideonline.org/events

 1615-A Piccard Drive, Rockville, MD 20850



**SCAN QR CODE
TO REGISTER ONLINE**

Ingleside at King Farm is a not-for-profit Life Plan Community offering a complete continuum of care, including Independent Living, Assisted Living, Memory Support, Skilled Nursing, Rehabilitation, Home Care, a Social Day Program, and Home Concierge Service.



INGLESIDE
AT KING FARM
ENGAGED LIVING

SHE'S SPENT A LIFETIME TAKING CARE OF OTHERS.

Allow us to return the favor.

In addition to experienced Alzheimer's and dementia care, the compassion and support from an inclusive and engaging community like Ingleside is an experience you'll not only see—but feel.

*Call 240-624-7807 to schedule
a personal tour today!*

701 KING FARM BOULEVARD, ROCKVILLE, MD 20850 | 240-624-7807 | WWW.IKFMD.ORG/MEMORY-SUPPORT

INDEPENDENT LIVING | MEMORY SUPPORT | ASSISTED LIVING | LONG-TERM CARE | REHABILITATION | HOME CARE | SOCIAL DAY PROGRAM

 A NOT-FOR-PROFIT LIFE PLAN COMMUNITY

THE GOOD LIFE.

NOW EVEN BETTER.

Each Ingleside community has its own personality and atmosphere, and they all share a sense of spirited possibility. Enjoy maintenance-free living, daily programs, speakers, chef-inspired meals, and entertainment, plus all the amazing amenities right outside your door. Our Centers for Healthy Living provide residents to enjoy time and space to create their own journey of discovery, shaped by their unique passions and the environment of the campus they choose. To learn more about one of our engaging communities, please visit www.inglesideonline.org.

LIVING AT ITS BEST.
MODERN. INSPIRED. ALWAYS ENGAGING.



INGLESIDE AT ROCK CREEK
Washington, DC
202-407-9673
www.ircdc.org



WESTMINSTER AT LAKE RIDGE
Lake Ridge, VA
571-621-7238
www.wlrva.org



INGLESIDE AT KING FARM
Rockville, MD
240-398-3823
www.ikfmd.org

INDEPENDENT LIVING | MEMORY SUPPORT | ASSISTED LIVING | LONG-TERM CARE
SHORT-TERM REHAB | HOME CARE | SOCIAL DAY PROGRAM



NOT-FOR-PROFIT, CARF-ACCREDITED LIFE PLAN COMMUNITIES



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INGLESIDE AT KING FARM



WWW.IKFMD.ORG

MODERN. INSPIRED. **ALWAYS ENGAGING.**



RSVP ONLINE

The Connection Between Active Living and Thriving Health

SEPTEMBER 26 @ 2:00 PM

Join us for this virtual event and learn what contributes to overall well-being and how making healthy lifestyle choices is crucial for preventing and managing chronic diseases like Heart Disease and Dementia.

**SECURE A SPOT TODAY OR SCHEDULE YOUR PERSONAL TOUR
@ 240-335-2725 OR INFOIKF@INGLESIDEONLINE.ORG.**



TIME TO GEAR UP FOR FALL
Let us handle your to-do list



ENSURE LOVED ONES STAY ENGAGED
Our social day program can help

DISCOVER PEACE OF MIND

Ingleside at King Farm is currently accepting residents into Memory Support Assisted Living and has limited floor plans available. To schedule a tour, contact us @ **240-335-2725** or infoikf@inglesideonline.org.



701 King Farm Boulevard, Rockville, MD 20850 / 240-335-2725

www.inglesideonline.org/ingleside-king-farm

Ingleside at King Farm is a nonprofit, Life Plan Community, offering Independent Living, Assisted Living, Memory Support, Skilled Nursing, Rehabilitation, Home Care, and a Social Day Program.





INGLESIDE

AT KING FARM

ENGAGED LIVING

Exhibit L

Resident Council Meetings 2024:

January 9

February 13

March 12 April 9

May 14

June 11

July 9

August 13

September 10

October 8

November 12

December 10

*Minutes are filed electronically on Cubigo and kept on file in the IKF Resident Library.

