

# KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC.

## DISCLOSURE STATEMENT May 2025

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

**May 2025**

**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 facilities and the land on which they are located are all owned by King Farm Presbyterian Retirement Community, Inc. dba Ingleside at King Farm.

**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

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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:

#### **Board Members and Bios**

##### **Sally Cox – Chair**

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 not-for-profit organization helping the poor in the District of Columbia since 1884. She began her career in public accounting in Houston, Texas, and has served not-for-profits such as the National Cathedral School for Girls, the Women's

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Committee of the Washington National Opera, and the Moss Arts Center at Virginia Tech. Cox holds a master's in business administration, finance and investments from George Washington University School of Business. She lives in Washington, DC, with her husband, John, and attends the Chevy Chase Presbyterian Church.

### **Nancy Kuhn – Immediate Past-Chair**

Nancy Kuhn is a former attorney whose eclectic career has spanned 20 years in private practice, as well as a number of years in non-profit and federal and local 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. After law practice, 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 LearnServe 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. At Ingleside, she has served as Secretary of the Boards of Directors, Chair of the Governance and Nominations Committee, and a member of the Executive and Audit and Compliance Committees. 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).

### **Steve L. Wagner – Vice Chair**

Steven L. Wagner is a global management, marketing, and sales executive with over 30 years of experience in the U.S., Canada and UK cable/telecommunications, entertainment, media, and not-for-profit sectors. He is the former vice president and chief marketing officer of Canada's largest telecommunications 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.

### **Jennifer Chandler Hauge (Secretary)**

Following over a decade as Vice President of the National Council of Nonprofits and Senior Counsel at the Nonprofit Risk Management Center, Jennifer Chandler Hauge most recently managed a grantmaking social justice nonprofit, JusticeAid, retiring in 2024. Trained as an employment lawyer, Chandler Hauge soon pivoted towards a specialization in the laws governing tax-exempt organizations, and authored *Taking the High Road*, a guide to legal and effective employment practices for nonprofits. She is also the primary author of the free online resource, *Nonprofit Audit Guide*, available through the National Council of Nonprofits. Before moving to the DC/MD/VA area, Chandler Hauge founded the New Jersey program of Probono Partnership, a nonprofit legal service provider. She started her career as a lawyer serving nonprofits by offering a legal hotline for nonprofits that received funding from her local United Way and facilitating free workshops on the roles and responsibilities of boards of directors of charitable organizations. What started as a passion project grew into a full time role as legal advisor to national nonprofits and author of the legal compendium for *Principles of Good Governance and Ethical Practice*, a self-regulation code of conduct for the nation's nonprofits (published by The Independent Sector). Chandler Hauge is grateful to have served on numerous Boards of Directors of national nonprofits and private foundations over the years and to serve currently on the Board of Directors of Ingleside. She received a law degree from Boston College and her undergraduate degree (English and French) from Dartmouth College where she captained the women's lacrosse team. Chandler Hauge currently lives in Northern Virginia with her husband, a retired Associate Judge of the Superior Court of the District of Columbia.

### **Lynn O'Connor (Ex-Officio)**

Lynn O'Connor is Ingleside's President and CEO, which includes Life Plan Communities; Ingleside at Rock Creek, Westminster at Lake Ridge, Ingleside at King Farm, Ingleside at Home, Westminster Ingleside Foundation, and Ingleside the Parent Company. O'Connor has 43 years of aging services leadership experience, commencing her career in 1980 as an administrator in training at a Maryland nursing home and hospice. She was appointed by Governor Parris Glendening in 1995 to be a member of the Maryland Assisted Living Task Force, which was charged with creating Maryland's first assisted living legislation and regulations. O'Connor has a bachelor's in health care management from St. Joseph's University, a Master of Science in health care administration from Central Michigan University, and a Long-term Care Certification from the University of Maryland. She is a Maryland-licensed nursing home administrator, a Certified Aging Services Professional, and a certified Montessori Dementia Care Professional. She has been a board member of what is now LeadingAge New Jersey and LeadingAge Colorado and served on the LeadingAge 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. O'Connor currently serves as the Chair of the Presbyterian Association of Homes and Services for the Aging,



where she serves on the executive committee. She and her husband, Kevin, live in Washington, DC, and have a daughter Tara, son-in-law James, and two grandchildren, Henry and Annabel Foley. Lynn and Kevin are members of Holy Trinity Church in Georgetown.

### **Peggy Cecchine - WIF Chair**

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 very 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.

### **Don Boardman – Resident Director IKF**

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 second 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 the area of 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.

### **Bruce Bartels**

Bruce M. Bartels has had a long and distinguished career in operational leadership of hospitals and health systems. This includes leadership from 1999 to 2014 as CEO of WellSpan, a diversified health system with 11,000 employees and \$1.5 billion in revenue. WellSpan includes a home health agency, a 680-provider medical group, four hospitals (York Hospital, a more-than-500-bed community teaching hospital; Gettysburg Hospital, a 75-bed community hospital; Ephrata Hospital, a 122-bed community hospital; and a 73-bed surgery and rehabilitation hospital) a health plan, medical malls,

five retail pharmacies and several other health-related activities. Since 2014, Bartels has continued his community and health services leadership as a health consultant and as a participant in boards and commissions including the Pennsylvania Early Learning Investment Commission, Penn-Mar Human Services (board member), Pennsylvania Partnerships for Children, WITF Enterprises (board member, chair), the York County Community Foundation (Embracing Aging Committee chair) and the American Board of Dermatology. Bartels has a Master of Business Administration from the University of Chicago and a Bachelor of Arts degree from the University of Wisconsin. He has three daughters and enjoys reading, running, skiing, hiking and traveling.

### **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. 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 nearly 20 years. 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.

### **Gregg E. Johnson**

Gregg E. Johnson is managing director and co-founder of BIA Capital Strategies. He provides strategic financial advice in mergers and acquisitions, financial recapitalizations and special situations, and has raised nearly \$1 billion in debt and equity capital, particularly in media communications firms. He is also 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, Johnson was the division manager of the Healthcare and Communications Lending Groups at American Security Bank (now part of Bank of America) in Washington, DC 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 Bachelor of Science in commerce from the University of Virginia and a Master of Business Administration from the University of Rochester.

## **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 day-to-day operations in aging services communities.

## **Jonathan Kearney**

Jonathan Kearney is a Senior Assurance Manager for CohnReznick in Bethesda, MD. He attended Quinnipiac University in Hamden, CT, where he pursued a bachelor's degree in mathematics and Spanish before he received his master's in business administration from Southern Connecticut State University. Jonathan is a licensed Certified Public Accountant in the states of Connecticut, North Carolina, and Georgia. Jonathan has worked in public accounting for 10 years. Jonathan has experience conducting financial statement audits, single audits, and GAGAS audits within the firm's real estate practice. His client base includes real estate developers, real estate operators, and quasi-governmental entities. He has focused on and continues to manage affordable housing engagements, housing authority engagements, market rate residential engagement, consolidated non-profit affordable housing developer engagements, and HUD Compliance/otherwise regulated engagements. His passion for real estate is what drew him to CohnReznick; however, his connection to affordable housing is personal as he had lived in Section 8 housing until high school. Now residing in Bethesda, MD, Jonathan is active within Diversity, Equity, Inclusion, and Belonging initiatives, co-founded an employee resource group with CohnReznick focused on recruitment, engagement, retention, and development of Black professionals, and actively participates in causes that increases access and resources for underserved populations.

## **John Kreutzer**

John Kreutzer is currently First Vice President, Wiles-Kreutzer Group of BB&T Scott & Stringfellow in Alexandria, Virginia, with over 30 years of experience. Prior to forming the Wiles-Kreutzer Group in 2009, he managed the office of Wachovia Securities, now Wells Fargo Advisors. Throughout his career, Kreutzer 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. He 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. After obtaining his graduate degree, Kreutzer worked as a consultant with TriBrook Group, a program and facilities planning firm in Oakbrook, Illinois. He has a Bachelor of Arts degree from the University of Virginia and a Master of Business Administration degree from George Washington University. He is an active member of the Rotary Club of Alexandria.

## **Phillip Magidson, M.D., M.P.H**

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 Master 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.

## **Nathaniel D. Massey, Jr.**

Nathaniel Massey, Jr., CFP® (Certified Financial Planner™ (2006)) and ChFC® (Chartered Financial Consultant® (2008)), is a Financial Advisor with Brostrom & Berlin Wealth Management in Bethesda, MD. He joined the firm in 2003, shortly after receiving a Bachelor of Science degree in Accounting at George Mason University. As a fully licensed financial planner, he helps clients and businesses with investments, retirement income planning, estate planning and legacy planning. Nathaniel moved to Fairfax City, VA in 2018 and is a member of the condo association's Budget & Finance Committee where he served as for 4 years. Nathaniel is especially interested in helping manage and maintain the long-term viability and financial success of the communities he serves, in the most efficient way possible. Other interests include mentoring financial planners as a member of the Association of African American Advisors (AAAA) and further enhancing knowledge in all areas of financial planning as a member of the Black Empowerment Advisor Community Network (BEACN at Ameriprise Financial).

## **Elizabeth Ortiz**

Elizabeth (Liz) Ortiz is the Deputy Director for Consumer and Community Affairs in the Division of Depositor and Consumer Protection at the Federal Deposit Insurance Corporation (FDIC). Her professional career spans the private, public and social service sectors where she has played a leadership role in developing and implementing programs that support expanded access to financial services for underserved households and communities. Prior to joining the FDIC in 2013, Liz served as Chief Operating Officer and Chief Financial Officer for the Nonprofit Finance Fund (NFF), the nation's largest non-profit intermediary providing financial and advisory services to small-and mid-sized nonprofit organizations around the country. NFF is a community development financial institution (CDFI) committed to increasing the flow of capital to nonprofits serving low-income individuals and families, especially organizations led by and serving people of color. Liz previously worked for the New York City Department of Education in implementing a major re-organization of the NYC Public School System. Liz began her career in New York, working at Citi for 13 years, serving as Vice President in the Global Consumer Group and as its Director of Community Reinvestment (CRA), Fair Lending Reporting & Analysis. Liz holds a Bachelor of Arts degree from the University of Michigan and a Master of Business Administration from the Harvard Graduate School of Business Administration.

See **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.

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 at 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 Human Services Article of the Annotated Code of Maryland 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.de of Maryland".

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 information below 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, 2024, \$126,265,000 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. \$210,000 is the remaining balance of this loan as of December 31, 2024.

## **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 expenditure 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. Investment decisions made by Mercer are guided by Ingleside's Investment Policy Statement (IPS). The IPS was developed by Ingleside's Finance and Investment Committee in conjunction with Ingleside's Chief Financial Officer and Mercer Investment Advisors. The IPS is reviewed annually by the Finance and Investment Committee and approved by Ingleside's Board of Directors, also annually. The IPS provides allocation targets for equity, international equity, fixed income, and stable value investments which are followed by Mercer and reviewed by the Finance and Investment Committee quarterly with Mercer. Mercer also provides recommendations regarding the allocations, the investments within the allocations, and general investment education and guidance.

## **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 all levels of care. Independent living, Memory Support Assisted Living, Assisted Living and Skilled Nursing.

**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, sewage, 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**

#### **Ingleside Engaged -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 dementia certified professionals who enjoy interacting 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 individuals to have a diagnosed dementia-related condition. Additionally, members must be able to ambulate independently or with the use of a mobility device, manage personal care tasks such as eating and using the restroom without assistance, self-administer medications, and participate in group activities without exhibiting wandering behaviors or persistent attempts to leave the premises.

#### **Program Schedule and Fees**

Ingleside Engaged operates Monday through Friday, from 10:00 a.m. to 4:00 p.m., offering members the flexibility to choose the days that best suit their personal schedules. Each day includes a continental breakfast, lunch, and snacks as part of the program experience. The program is thoughtfully staffed to ensure the needs of all members are met with care and attention.

The cost for a full six-hour day is **\$115.00**, with a **discounted rate of \$90.00** available to internal residents of Ingleside at King Farm (IKF). Additionally, members with qualifying long-term care insurance policies may be eligible for full coverage of program fees through approved claims.

**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 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 fob 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 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 for 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 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 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; The Maryland Department of Health, 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

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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 A, B-C, and G-I:** See Hard Copy of Attached Documents

## Exhibit B: Governing Board Members

| <b>Ingleside Board of Directors 2025</b> |                                                                                                                                                             |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Board Member</b>                      | <b>Occupation</b>                                                                                                                                           |
| Sally Cox (Chair)                        | Former Chief operations and financial officer at Central Union Mission                                                                                      |
| Nancy Kuhn (Immediate Past Chair)        | Former Attorney                                                                                                                                             |
| Steve L. Wagner (Vice Chair)             | Global management, marketing, and sales executive                                                                                                           |
| Jennifer Chandler Hauge (Secretary)      | Managed a grantmaking social justice non-profit, Retired                                                                                                    |
| Lynn O'Connor (Ex-Officio)               | President and CEO, Ingleside                                                                                                                                |
| Peggy Cecchine (WIF Chair)               | Retired Assistant Vice President for Administration                                                                                                         |
| Don Boardman                             | Resident Director IKF, Retired CFO                                                                                                                          |
| Bruce Bartels                            | Retired Hospital Operations                                                                                                                                 |
| Howard Gleckman                          | Senior Fellow at The Urban Institute in Washington, DC                                                                                                      |
| Gregg E. Johnson                         | Managing Director and co-founder of BIA Capital                                                                                                             |
| Ruth Katz                                | President and CEO of the Association of Jewish Aging Services (AJAS)                                                                                        |
| Jonathan Kearney                         | Senior Assurance Manager for CohnReznick                                                                                                                    |
| John Kreutzer                            | First Vice President, Wiles-Kreutzer Group of BB&T Scott & Stringfellow                                                                                     |
| Phillip Magidson, M.D., M.P.H            | Assistant professor of emergency medicine. He works clinically at both The Johns Hopkins Hospital and Johns Hopkins Bayview Medical Center.                 |
| Nathaniel D. Massey, Jr.                 | Financial Advisor with Brostrom & Berlin Wealth Management                                                                                                  |
| Elizabeth Ortiz                          | Deputy Director for Consumer and Community Affairs in the Division of Depositor and Consumer Protection at the Federal Deposit Insurance Corporation (FDIC) |

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

Financial Statements

December 31, 2025 and 2024

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

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December 31, 2025 and 2024

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## **Independent Auditors' Report**

To the Board of Trustees 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, 2025 and 2024, 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, 2025 and 2024, 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 30, 2026

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

Balance Sheets

December 31, 2025 and 2024

|                                                 | <u>2025</u>                  | <u>2024</u>                  |
|-------------------------------------------------|------------------------------|------------------------------|
| <b>Assets</b>                                   |                              |                              |
| <b>Current Assets</b>                           |                              |                              |
| Cash and cash equivalents                       | \$ 4,285,872                 | \$ 1,747,900                 |
| Current portion of assets whose use is limited  | 2,300,517                    | 1,826,297                    |
| Accounts receivable:                            |                              |                              |
| Residents, net                                  | 610,994                      | 455,451                      |
| Entrance fees                                   | -                            | 1,218                        |
| Prepaid expenses and other current assets       | <u>865,265</u>               | <u>794,758</u>               |
| Total current assets                            | 8,062,648                    | 4,825,624                    |
| <b>Investments</b>                              | 19,915,625                   | 19,704,352                   |
| <b>Assets Whose Use is Limited, Net</b>         | 18,531,145                   | 18,191,742                   |
| <b>Property and Equipment, Net</b>              | 233,683,003                  | 242,573,802                  |
| <b>Loan Receivable From Affiliates</b>          | 394,501                      | 417,001                      |
| <b>Interest in Net Assets of the Foundation</b> | <u>7,737,676</u>             | <u>6,193,691</u>             |
| Total assets                                    | <u><u>\$ 288,324,598</u></u> | <u><u>\$ 291,906,212</u></u> |
| <b>Liabilities and Net Assets (Deficit)</b>     |                              |                              |
| <b>Current Liabilities</b>                      |                              |                              |
| Current maturities of long-term debt            | \$ 3,295,000                 | \$ 3,140,000                 |
| Accounts payable:                               |                              |                              |
| Trade                                           | 209,812                      | -                            |
| Construction                                    | 24,498                       | 149,681                      |
| Refundable entrance fees                        | 4,214,780                    | 2,215,497                    |
| Accrued interest                                | 1,034,799                    | 1,060,468                    |
| Accrued expenses                                | 2,077,300                    | 1,514,629                    |
| Due to affiliates, net                          | <u>206,284</u>               | <u>83,549</u>                |
| Total current liabilities                       | 11,062,473                   | 8,163,824                    |
| <b>Long-Term Debt, Net</b>                      | 123,217,580                  | 126,911,028                  |
| <b>Priority Deposits</b>                        | 3,503,972                    | 2,092,702                    |
| <b>Deferred Revenue From Entrance Fees</b>      | 43,789,683                   | 44,787,021                   |
| <b>Refundable Advance</b>                       | 1,567,353                    | 4,832,262                    |
| <b>Refundable Entrance Fees, Net</b>            | <u>192,798,013</u>           | <u>200,010,538</u>           |
| Total liabilities                               | <u>375,939,074</u>           | <u>386,797,375</u>           |
| <b>Net Assets (Deficit)</b>                     |                              |                              |
| Without donor restrictions                      | (95,352,152)                 | (101,084,854)                |
| With donor restrictions                         | <u>7,737,676</u>             | <u>6,193,691</u>             |
| Total net deficit                               | <u>(87,614,476)</u>          | <u>(94,891,163)</u>          |
| Total liabilities and net deficit               | <u><u>\$ 288,324,598</u></u> | <u><u>\$ 291,906,212</u></u> |

See notes to financial statements

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

## Statements of Operations and Changes in Net Deficit

Years Ended December 31, 2025 and 2024

|                                                                                        | <b>2025</b>            | <b>2024</b>            |
|----------------------------------------------------------------------------------------|------------------------|------------------------|
| <b>Revenues Without Donor Restrictions</b>                                             |                        |                        |
| Net resident service revenues                                                          | \$ 50,683,002          | \$ 49,570,416          |
| Employee Retention Credit                                                              | 3,264,909              | -                      |
| Other revenues                                                                         | 7,533                  | 142,646                |
| Total revenues without donor restrictions                                              | 53,955,444             | 49,713,062             |
| <b>Expenses</b>                                                                        |                        |                        |
| Health care                                                                            | 8,426,424              | 8,165,585              |
| Dining services                                                                        | 8,088,617              | 7,707,339              |
| Plant operations                                                                       | 5,218,025              | 5,297,236              |
| Housekeeping and laundry                                                               | 2,306,507              | 1,977,662              |
| Social services and activities                                                         | 2,166,432              | 2,117,426              |
| General and administrative                                                             | 7,021,819              | 6,598,010              |
| Marketing and advertising                                                              | 1,022,757              | 987,228                |
| Credit losses                                                                          | 63,326                 | 75,000                 |
| Depreciation                                                                           | 12,338,321             | 12,290,744             |
| Interest                                                                               | 5,976,970              | 6,117,558              |
| Total expenses                                                                         | 52,629,198             | 51,333,788             |
| Operating gain (loss)                                                                  | 1,326,246              | (1,620,726)            |
| <b>Other Income (Expenses)</b>                                                         |                        |                        |
| Interest and dividends                                                                 | 1,389,574              | 1,430,105              |
| Net realized gains, investments                                                        | 1,622,300              | 401,283                |
| Net unrealized gains, investments                                                      | 1,133,771              | 833,318                |
| Gain (loss) on disposal of property and equipment                                      | 14,000                 | (785,018)              |
| Other                                                                                  | 246,811                | 558,291                |
| Revenues in excess of expenses and<br>change in net deficit without donor restrictions | 5,732,702              | 817,253                |
| <b>Net Assets With Donor Restrictions</b>                                              |                        |                        |
| Change in interest in net assets of the Foundation                                     | 1,543,985              | 541,378                |
| Change in net deficit                                                                  | 7,276,687              | 1,358,631              |
| <b>Net Deficit, Beginning</b>                                                          | (94,891,163)           | (96,249,794)           |
| <b>Net Deficit, Ending</b>                                                             | <u>\$ (87,614,476)</u> | <u>\$ (94,891,163)</u> |

See notes to financial statements

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

## Statements of Cash Flows

Years Ended December 31, 2025 and 2024

|                                                                                              | <u>2025</u>          | <u>2024</u>          |
|----------------------------------------------------------------------------------------------|----------------------|----------------------|
| <b>Cash Flows From Operating Activities</b>                                                  |                      |                      |
| Change in net deficit                                                                        | \$ 7,276,687         | \$ 1,358,631         |
| Adjustments to reconcile change in net deficit to net cash provided by operating activities: |                      |                      |
| Depreciation                                                                                 | 12,338,321           | 12,290,744           |
| Amortization of deferred financing costs                                                     | 130,444              | 130,443              |
| Amortization of bond premium                                                                 | (528,892)            | (528,892)            |
| Change in allowance for credit losses                                                        | (98,651)             | 59,027               |
| Net unrealized gains, investments                                                            | (1,133,771)          | (833,318)            |
| Net realized gains, investments                                                              | (1,622,300)          | (401,283)            |
| Change in interest in net assets of the Foundation                                           | (1,543,985)          | (541,378)            |
| (Gain) loss on disposal of property and equipment                                            | (14,000)             | 785,018              |
| Proceeds from nonrefundable entrance fees                                                    | 4,626,078            | 5,417,191            |
| Amortization of nonrefundable entrance fees                                                  | (5,623,414)          | (6,178,169)          |
| Recognition of Employee Retention Credit                                                     | (3,264,909)          | -                    |
| Changes in assets and liabilities:                                                           |                      |                      |
| Accounts receivable, residents                                                               | (56,892)             | 526,255              |
| Prepaid expenses and other current assets                                                    | (70,507)             | (11,691)             |
| Due to/from affiliates, net                                                                  | 122,735              | 176,038              |
| Accounts payable, trade                                                                      | 209,812              | (337,422)            |
| Accrued expenses                                                                             | 537,002              | (357,663)            |
| Net cash provided by operating activities                                                    | <u>11,283,758</u>    | <u>11,553,531</u>    |
| <b>Cash Flows From Investing Activities</b>                                                  |                      |                      |
| Net purchases of investments and assets whose use is limited                                 | 2,957,553            | (1,683,791)          |
| Purchases of property and equipment                                                          | (3,558,705)          | (3,536,436)          |
| Net change in interest receivable from affiliates                                            | -                    | 620,262              |
| Repayment from affiliate under loan agreement                                                | 22,500               | 30,575               |
| Net cash used in investing activities                                                        | <u>(578,652)</u>     | <u>(4,569,390)</u>   |
| <b>Cash Flows From Financing Activities</b>                                                  |                      |                      |
| Payment of long-term debt                                                                    | (3,140,000)          | (2,990,000)          |
| Proceeds from refundable entrance fees                                                       | 8,256,378            | 16,583,134           |
| Change in priority deposits                                                                  | 1,411,270            | 156,994              |
| Refunds of entrance fees                                                                     | (13,468,404)         | (21,815,758)         |
| Net cash used in financing activities                                                        | <u>(6,940,756)</u>   | <u>(8,065,630)</u>   |
| Net change in cash, cash equivalents and restricted cash and cash equivalents                | 3,764,350            | (1,081,489)          |
| <b>Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Beginning</b>            | <u>12,753,184</u>    | <u>13,834,673</u>    |
| <b>Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Ending</b>               | <u>\$ 16,517,534</u> | <u>\$ 12,753,184</u> |
| <b>Supplementary Disclosure of Cash Flow Information</b>                                     |                      |                      |
| Interest paid                                                                                | <u>\$ 6,401,087</u>  | <u>\$ 6,540,425</u>  |
| <b>Supplementary Disclosure of Noncash Investing and Financing Activities</b>                |                      |                      |
| Accounts payable, construction                                                               | <u>\$ 24,498</u>     | <u>\$ 149,681</u>    |

See notes to financial statements

# King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2025 and 2024

## 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 366 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:

|                                                                              | <u>2025</u>          | <u>2024</u>          |
|------------------------------------------------------------------------------|----------------------|----------------------|
| Cash and cash equivalents                                                    | \$ 4,285,872         | \$ 1,747,900         |
| Restricted cash and cash equivalents included in assets whose use is limited | <u>12,231,662</u>    | <u>11,005,284</u>    |
| Total cash, cash equivalents and restricted cash and cash equivalents        | <u>\$ 16,517,534</u> | <u>\$ 12,753,184</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 \$25,000 and \$123,000 at December 31, 2025 and 2024, respectively.

# King Farm Presbyterian Retirement Community, Inc.

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Notes to Financial Statements

December 31, 2025 and 2024

## 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 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 50% or 90% 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, 2025 and 2024 approximated \$199,749,000 and \$205,818,000, respectively, of which \$9,213,397 and \$13,226,225, respectively, relate to residents who have permanently transferred to assisted living or skilled nursing care and their independent living unit has been reoccupied.

## King Farm Presbyterian Retirement Community, Inc.

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### Notes to Financial Statements

December 31, 2025 and 2024

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.

The Organization maintained deposits from prospective independent living residents in the amount of \$3,503,972 and \$2,092,702 at December 31, 2025 and 2024, respectively.

Amounts refundable to residents who terminated their residency agreements were \$4,214,780 and \$2,215,497 at December 31, 2025 and 2024, 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.

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Notes to Financial Statements

December 31, 2025 and 2024

## 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.

## Contract Balances

Contract liabilities represent the Organization's obligation to transfer goods or services to a resident for which the Organization has received consideration (or the amount is due) from the patient/resident.

The Organization's beginning and ending contract liabilities are separately presented on the balance sheets as of December 31, 2025 and 2024. Contract liabilities as of January 1, 2024 are as follows:

|                                      |               |
|--------------------------------------|---------------|
| Deferred revenues from entrance fees | \$ 45,620,560 |
|--------------------------------------|---------------|

## Marketing and Advertising

The Organization expenses marketing and advertising costs as incurred. Marketing and advertising expense totaled approximately \$1,023,000 and \$989,000 for the years ended December 31, 2025 and 2024, respectively.

# King Farm Presbyterian Retirement Community, Inc.

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Notes to Financial Statements  
December 31, 2025 and 2024

## 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.

## 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 all 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 for all credits received. As the Organization was unable to determine whether it substantially met the ERC's eligibility barriers for all of the funding, refundable advances have been recorded at December 31, 2025 and 2024 of \$1,567,353 and \$4,832,262, respectively. Management believes the barriers to recognition were substantially met during 2025 for some of the funding received and as such, has recognized ERC revenue of approximately \$3,265,000 in 2025 in the statement of operations and changes in net deficit.

## Measures of Operations

The statements of operations and changes in net deficit include the determination of operating gain (loss). Operating gain (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.

# King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2025 and 2024

## Performance Indicator

The statements of operations and changes in net deficit include the determination of revenues in excess of expenses. Changes in net deficit without donor restrictions which are excluded from revenues in excess of 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), which were \$0 for the years ended December 31, 2025 and 2024.

## Reclassifications

Certain reclassifications have been made to the 2024 consolidated financial statements in order to conform to the 2025 presentation.

## Subsequent Events

The Organization evaluated subsequent events for recognition or disclosure through April 30, 2026, 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, 2025 and 2024:

|                                             | 2025                |                                    |                      |                         |                      |
|---------------------------------------------|---------------------|------------------------------------|----------------------|-------------------------|----------------------|
|                                             | Skilled Nursing     | Assisted Living and Memory Support | Independent Living   | Other Resident Services | Total                |
| Self-pay                                    | \$ 6,471,734        | \$ 9,982,071                       | \$ 25,949,341        | \$ 1,221,425            | \$ 43,624,571        |
| Medicare                                    | 1,146,360           | -                                  | -                    | -                       | 1,146,360            |
| Medical Assistance                          | 288,657             | -                                  | -                    | -                       | 288,657              |
| Amortization of nonrefundable entrance fees | -                   | -                                  | 5,623,414            | -                       | 5,623,414            |
| Total                                       | <u>\$ 7,906,751</u> | <u>\$ 9,982,071</u>                | <u>\$ 31,572,755</u> | <u>\$ 1,221,425</u>     | <u>\$ 50,683,002</u> |
|                                             | 2024                |                                    |                      |                         |                      |
|                                             | Skilled Nursing     | Assisted Living and Memory Support | Independent Living   | Other Resident Services | Total                |
| Self-pay                                    | \$ 7,046,322        | \$ 9,742,711                       | \$ 24,557,389        | \$ 901,248              | \$ 42,247,670        |
| Medicare                                    | 1,144,577           | -                                  | -                    | -                       | 1,144,577            |
| Medical Assistance                          | -                   | -                                  | -                    | -                       | -                    |
| Amortization of nonrefundable entrance fees | -                   | -                                  | 6,178,169            | -                       | 6,178,169            |
| Total                                       | <u>\$ 8,190,899</u> | <u>\$ 9,742,711</u>                | <u>\$ 30,735,558</u> | <u>\$ 901,248</u>       | <u>\$ 49,570,416</u> |

# King Farm Presbyterian Retirement Community, Inc.

## Notes to Financial Statements

December 31, 2025 and 2024

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 2025 and 2024, the Organization recognized approximately \$5,413,000 and \$5,920,000, respectively, of revenue that was included in the deferred revenue from entrance fees balance as of January 1, 2025 and 2024. 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.

Level 3 - Significant unobservable inputs. The Organization did not hold any Level 3 investments for the years ended December 31, 2025 and 2024.

# King Farm Presbyterian Retirement Community, Inc.

## Notes to Financial Statements

December 31, 2025 and 2024

The following tables present financial instruments reported at fair value at December 31, 2025 and 2024, by caption on the balance sheets:

|                                                          | 2025                 |                      |             |
|----------------------------------------------------------|----------------------|----------------------|-------------|
|                                                          | Total                | Level 1              | Level 2     |
| Assets:                                                  |                      |                      |             |
| Investments and assets whose use is limited:             |                      |                      |             |
| Cash equivalents                                         | \$ 17,859,393        | \$ 17,859,393        | \$ -        |
| Equity mutual funds                                      | 14,255,727           | 14,255,727           | -           |
| Fixed income mutual funds                                | 8,632,167            | 8,632,167            | -           |
| Total investments and assets whose use is limited        | <u>\$ 40,747,287</u> | <u>\$ 40,747,287</u> | <u>\$ -</u> |
| Interest in net assets of the Foundation measured at NAV | <u>\$ 7,737,676</u>  | <u>\$ -</u>          | <u>\$ -</u> |

|                                                          | 2024                 |                      |             |
|----------------------------------------------------------|----------------------|----------------------|-------------|
|                                                          | Total                | Level 1              | Level 2     |
| Assets:                                                  |                      |                      |             |
| Investments and assets whose use is limited:             |                      |                      |             |
| Cash equivalents                                         | \$ 17,197,954        | \$ 17,197,954        | \$ -        |
| Equity mutual funds                                      | 13,659,310           | 13,659,310           | -           |
| Fixed income mutual funds                                | 8,865,127            | 8,865,127            | -           |
| Total investments and assets whose use is limited        | <u>\$ 39,722,391</u> | <u>\$ 39,722,391</u> | <u>\$ -</u> |
| Interest in net assets of the Foundation measured at NAV | <u>\$ 6,193,691</u>  | <u>\$ -</u>          | <u>\$ -</u> |

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.

|                                                   | 2025                 | 2024                 |
|---------------------------------------------------|----------------------|----------------------|
| Current portion of assets whose use is limited    | \$ 2,300,517         | \$ 1,826,297         |
| Investments                                       | 19,915,625           | 19,704,352           |
| Assets whose use is limited, net                  | <u>18,531,145</u>    | <u>18,191,742</u>    |
| Total investments and assets whose use is limited | <u>\$ 40,747,287</u> | <u>\$ 39,722,391</u> |

## King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2025 and 2024

### 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:

|                                         | 2025          | 2024          |
|-----------------------------------------|---------------|---------------|
| Assets whose use is limited:            |               |               |
| Under trust indenture, held by trustee: |               |               |
| Capital interest fund                   | \$ -          | \$ 13         |
| Debt service reserve funds              | 9,819,152     | 9,839,223     |
| Bond interest fund                      | 1,484,910     | 1,325,320     |
| Unemployment services                   | 111,995       | 102,506       |
| Bond principal fund                     | 815,605       | 500,977       |
|                                         | 12,231,662    | 11,768,039    |
| Other:                                  |               |               |
| Maryland Department of Aging reserves   | 8,600,000     | 8,250,000     |
|                                         | 20,831,662    | 20,018,039    |
| Less current portion                    | (2,300,517)   | (1,826,297)   |
| Assets whose use is limited, net        | \$ 18,531,145 | \$ 18,191,742 |

The Maryland Department of Aging requires continuing care retirement communities to maintain certain operating reserves that equal 25% of the Organization's net operating expenses, as defined by the State, for the most recent fiscal year. 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, 2025, is as follows:

|                                                         |               |
|---------------------------------------------------------|---------------|
| Operating expenses for the year ended December 31, 2025 | \$ 52,629,198 |
| Less:                                                   |               |
| Depreciation                                            | 12,338,321    |
| Interest                                                | 5,976,970     |
| Net operating expenses                                  | 34,313,907    |
| Reserve required at December 31, 2025 of 25%            | \$ 8,578,477  |

## King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2025 and 2024

### 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.

|                           | 2025                 | 2024                 |
|---------------------------|----------------------|----------------------|
| Financial assets:         |                      |                      |
| Cash and cash equivalents | \$ 4,285,872         | \$ 1,747,900         |
| Investments               | 19,915,625           | 19,704,352           |
| Accounts receivable       | 610,994              | 456,669              |
| Total financial assets    | <u>\$ 24,812,491</u> | <u>\$ 21,908,921</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, 2025 and 2024, comprised of the following:

|                               | 2025                  | 2024                  |
|-------------------------------|-----------------------|-----------------------|
| Land                          | \$ 23,115,317         | \$ 23,115,317         |
| Buildings and improvements    | 317,618,633           | 313,650,741           |
| Furniture and equipment       | 13,717,201            | 15,484,556            |
| Construction in progress      | 1,734,277             | 524,342               |
|                               | 356,185,428           | 352,774,956           |
| Less accumulated depreciation | <u>(122,502,425)</u>  | <u>(110,201,154)</u>  |
| Property and equipment, net   | <u>\$ 233,683,003</u> | <u>\$ 242,573,802</u> |

No construction commitments existed at December 31, 2025 and 2024.

## King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2025 and 2024

### 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

|                                                                     | 2025           | 2024           |
|---------------------------------------------------------------------|----------------|----------------|
| Series 2017 Bonds                                                   | \$ 123,185,000 | \$ 126,265,000 |
| Land enhancement loan payable                                       | 150,000        | 210,000        |
|                                                                     | 123,335,000    | 126,475,000    |
| Less current maturities                                             | (3,295,000)    | (3,140,000)    |
| Long-term debt, excluding deferred financing costs and bond premium | 120,040,000    | 123,335,000    |
| Bond premium, net                                                   | 5,154,352      | 5,683,244      |
| Deferred financing costs, net of accumulated amortization           | (1,976,772)    | (2,107,216)    |
| Long-term debt, net                                                 | \$ 123,217,580 | \$ 126,911,028 |



## King Farm Presbyterian Retirement Community, Inc.

### Notes to Financial Statements

December 31, 2025 and 2024

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

|                           |                       |
|---------------------------|-----------------------|
| Years ending December 31: |                       |
| 2026                      | \$ 3,295,000          |
| 2027                      | 3,455,000             |
| 2028                      | 3,575,000             |
| 2029                      | 3,720,000             |
| 2030                      | 3,905,000             |
| Thereafter                | <u>105,385,000</u>    |
|                           | <u>\$ 123,335,000</u> |

Interest expense totaled \$5,976,970 and \$6,117,558 during 2025 and 2024, respectively. Amortization of the bond premium during 2025 and 2024 of \$528,892, 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 also included in interest expense and approximated \$130,000 during 2025 and 2024, respectively.

## 7. Net Assets With Donor Restrictions

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

|                                                              | <u>2025</u>         | <u>2024</u>         |
|--------------------------------------------------------------|---------------------|---------------------|
| Purpose restricted:                                          |                     |                     |
| Resident support                                             | \$ 2,422,219        | \$ 2,406,288        |
| Operations and other                                         | 2,760,766           | 1,573,465           |
| Restricted in perpetuity:                                    |                     |                     |
| Employee Scholarship Fund, spiritual life and memory support | <u>2,554,691</u>    | <u>2,213,938</u>    |
|                                                              | <u>\$ 7,737,676</u> | <u>\$ 6,193,691</u> |

## 8. Retirement Plan

The Organization sponsors a defined contribution retirement plan. The Organization's contributions to the plan were \$206,957 and \$196,028 during 2025 and 2024, 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.

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, 2025 and 2024

Until July 31, 2024, Ingleside was the sole member of IAH. On August 1, 2024, Ingleside sold substantially all of IAH to Summer Health, LLC (SHL). SHL, a franchise of Interim HealthCare, continues to deliver the services previously delivered by IAH and operates under the name *Ingleside at Home by Interim*. IAH continues to exist as the license holder of the Washington DC home care license and has a management agreement with SHL for use of the license. IAH also has a licensing agreement with SHL which includes 12 guaranteed payments over a 12-quarter period followed by a 2% of collected gross revenue licensing fee. Ingleside has a 15% profits interest in SHL.

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. WING is used to provide management services for local continuing care retirement communities. In 2024, WING restarted operations by providing consulting to an unrelated organization. While WING has not been rebuilt to pre-2021 levels, it is expected to be utilized for the delivery of consulting and various other aging-services related project work going forward.

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 \$2,745,455 in 2025 and \$2,693,713 during 2024 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 \$7,737,676 and \$6,193,691 at December 31, 2025 and 2024, respectively. The change in interest in net assets of the Foundation, included as a component of net assets with donor restrictions, was \$1,543,985 and \$541,378 in 2025 and 2024, respectively.

Amounts due from (to) affiliates, net, are at 0% interest with no stated repayment terms and are as follows at December 31, 2025 and 2024:

|                | 2025                | 2024               |
|----------------|---------------------|--------------------|
| Lake Ridge     | \$ 56,419           | \$ 199,042         |
| Rock Creek     | 126,237             | 194,578            |
| IAH            | -                   | 2,691              |
| The Foundation | 2,339               | (91,427)           |
| Ingleside      | (391,279)           | (388,433)          |
| Total          | <u>\$ (206,284)</u> | <u>\$ (83,549)</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. Prior to July 2024, monthly principal and interest payments total approximately \$5,700 per month. Effective July 1, 2024, the agreement was amended as a result of an asset purchase agreement whereby all of the assets of Ingleside at Home were conveyed to Summer Health LLC, a Virginia limited liability company. As a result of the amendment, the interest rate will be 0% and principal payment will be made quarterly in the amount of \$7,500. As of December 31, 2025 and 2024, the total due on the note was \$394,501 and \$417,001, respectively, which is included in loan receivable from affiliates in the accompanying balance sheets.

## King Farm Presbyterian Retirement Community, Inc.

Notes to Financial Statements

December 31, 2025 and 2024

### 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:

|                                     | 2025              |                            |               |
|-------------------------------------|-------------------|----------------------------|---------------|
|                                     | Resident Services | General and Administrative | Total         |
| Salaries and wages                  | \$ 13,586,072     | \$ 1,376,333               | \$ 14,962,405 |
| Employee benefits and payroll taxes | 2,789,065         | 669,127                    | 3,458,192     |
| Supplies and other expenses         | 932,557           | 104,267                    | 1,036,824     |
| Food services                       | 2,647,482         | 51,058                     | 2,698,540     |
| Repairs and maintenance             | 758,261           | 166,684                    | 924,945       |
| Utilities                           | 2,178,434         | -                          | 2,178,434     |
| Professional services               | 3,276,294         | 1,944,769                  | 5,221,063     |
| Other marketing and advertising     | -                 | 199,414                    | 199,414       |
| Insurance                           | 37,840            | 787,469                    | 825,309       |
| Management fees                     | -                 | 2,745,455                  | 2,745,455     |
| Depreciation                        | 12,338,321        | -                          | 12,338,321    |
| Interest                            | 5,976,970         | -                          | 5,976,970     |
| Credit losses                       | 63,326            | -                          | 63,326        |
| Total                               | \$ 44,584,622     | \$ 8,044,576               | \$ 52,629,198 |

  

|                                     | 2024              |                            |               |
|-------------------------------------|-------------------|----------------------------|---------------|
|                                     | Resident Services | General and Administrative | Total         |
| Salaries and wages                  | \$ 12,872,693     | \$ 1,432,004               | \$ 14,304,697 |
| Employee benefits and payroll taxes | 2,491,577         | 149,916                    | 2,641,493     |
| Supplies and other expenses         | 835,349           | 133,595                    | 968,944       |
| Food services                       | 2,632,925         | -                          | 2,632,925     |
| Repairs and maintenance             | 996,740           | 668,287                    | 1,665,027     |
| Utilities                           | 2,323,562         | -                          | 2,323,562     |
| Professional services               | 3,066,986         | 1,501,584                  | 4,568,570     |
| Other marketing and advertising     | -                 | 210,822                    | 210,822       |
| Insurance                           | 45,416            | 795,317                    | 840,733       |
| Management fees                     | -                 | 2,693,713                  | 2,693,713     |
| Depreciation                        | 12,290,744        | -                          | 12,290,744    |
| Interest                            | 6,117,558         | -                          | 6,117,558     |
| Credit losses                       | 75,000            | -                          | 75,000        |
| Total                               | \$ 43,748,550     | \$ 7,585,238               | \$ 51,333,788 |

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.**

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Notes to Financial Statements  
December 31, 2025 and 2024

### **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 \$202,000 and \$221,000 in 2025 and 2024, 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 exceeded actual reimbursement by approximately \$91,855 in 2025 and \$0 in 2024. The Organization received approximately \$217,672 and \$44,000 in donor support restricted for benevolent care for the years ended December 31, 2025 and 2024, 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.

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

|                                       | <b>2025</b>            |           | <b>2026</b>       |           | <b>2027</b>       |
|---------------------------------------|------------------------|-----------|-------------------|-----------|-------------------|
|                                       | <b>Approved Budget</b> |           | <b>Projected</b>  |           | <b>Projected</b>  |
| <b>Revenue:</b>                       |                        |           |                   |           |                   |
| Net Resident Service Revenue:         |                        |           |                   |           |                   |
| Independent Living                    | \$ 25,840,327          | \$        | 26,615,537        | \$        | 27,414,003        |
| Assisted Living                       | 5,167,169              |           | 5,322,184         |           | 5,481,850         |
| Memory Care                           | 4,728,787              |           | 4,870,651         |           | 5,016,770         |
| Skilled Nursing, including Medicare B | 7,369,158              |           | 7,590,232         |           | 7,817,939         |
| Ancillary Services                    | 973,347                |           | 1,002,547         |           | 1,032,624         |
| Entrance Fee Amortization             | 6,102,000              |           | 6,285,060         |           | 6,473,612         |
| Interest & Dividends                  | 854,714                |           | 880,198           |           | 906,604           |
| Realized Gains (Losses)               | -                      |           | -                 |           | -                 |
| Contributions                         | 995,000                |           | 1,024,850         |           | 1,055,596         |
| <b>Total Revenue</b>                  | <b>\$ 52,030,502</b>   | <b>\$</b> | <b>53,591,259</b> | <b>\$</b> | <b>55,198,997</b> |
| <b>Expense:</b>                       |                        |           |                   |           |                   |
| Health Care                           | \$ 7,921,287           | \$        | 8,158,926         | \$        | 8,403,693         |
| Dining Services                       | 7,988,885              |           | 8,228,552         |           | 8,475,408         |
| General & Administrative              | 6,845,268              |           | 7,050,618         |           | 7,262,136         |
| Plant Operations                      | 5,619,550              |           | 5,788,137         |           | 5,961,781         |
| Marketing                             | 1,099,858              |           | 1,132,854         |           | 1,166,839         |
| Housekeeping & Laundry                | 2,213,257              |           | 2,279,655         |           | 2,348,045         |
| Social Services                       | 2,050,899              |           | 2,112,426         |           | 2,175,799         |
| Bad Debt                              | 10,000                 |           | 10,300            |           | 10,609            |
| Depreciation and Amortization         | 12,559,100             |           | 12,935,873        |           | 13,323,949        |
| Interest Expense                      | 5,895,396              |           | 6,223,063         |           | 6,069,063         |
| <b>Total Expenses</b>                 | <b>\$ 52,203,500</b>   | <b>\$</b> | <b>53,920,402</b> | <b>\$</b> | <b>55,197,322</b> |
| <b>Net Operations</b>                 | <b>\$ (172,998)</b>    | <b>\$</b> | <b>(329,143)</b>  | <b>\$</b> | <b>1,675</b>      |
| <b>Cash Flow:</b>                     |                        |           |                   |           |                   |
| PP&E - Operating                      | \$ (5,400,000)         | \$        | (3,800,000)       | \$        | (3,910,000)       |
| WIF - Contributed Capital             | 600,000                |           | -                 |           | -                 |
| PP&E - Contributed Capital            | 395,000                |           | -                 |           | -                 |
| Net EF Proceeds                       | 5,500,000              |           | 5,665,000         |           | 5,835,000         |
| Debt Repayment                        | (3,140,000)            |           | (3,235,000)       |           | (3,395,000)       |

**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 25% of the Organization's net operating expenses, as defined by the State, for the most recent fiscal year. 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, 2024, is as follows:

|                                                         |                            |
|---------------------------------------------------------|----------------------------|
| Operating expenses for the year ended December 31, 2024 | \$ 51,333,788              |
| Less:                                                   |                            |
| Depreciation                                            | 12,290,744                 |
| Interest                                                | <u>6,117,558</u>           |
| Net operating expenses                                  | <u>32,925,486</u>          |
| Reserve required at December 31, 2024 of 25%            | <u><u>\$ 8,231,371</u></u> |

**Exhibit I:**

**History of Fees  
Ingleside at King Farm**

| <b>Year</b> | <b>Monthly<br/>Fee Increase</b> |
|-------------|---------------------------------|
| <b>2010</b> | <b>3.5%</b>                     |
| <b>2011</b> | <b>3.5%</b>                     |
| <b>2012</b> | <b>3.5%</b>                     |
| <b>2013</b> | <b>3.5%</b>                     |
| <b>2014</b> | <b>3.5%</b>                     |
| <b>2015</b> | <b>3.5%</b>                     |
| <b>2016</b> | <b>3.5%</b>                     |
| <b>2017</b> | <b>3.5%</b>                     |
| <b>2018</b> | <b>3.5%</b>                     |
| <b>2019</b> | <b>3.5%</b>                     |
| <b>2020</b> | <b>3.5%</b>                     |
| <b>2021</b> | <b>4.5%</b>                     |
| <b>2022</b> | <b>5.5%</b>                     |
| <b>2023</b> | <b>9%</b>                       |
| <b>2024</b> | <b>4%</b>                       |
| <b>2025</b> | <b>6%</b>                       |

**Details of all fees for the last five years are in the following pages.**

**Fountainside Independent Living Entrance & Monthly Fees**  
**As of January 1, 2021**

| Residence Type                                     | Square Feet | 90%<br>Refundable<br>Entrance Fee* | 50%<br>Refundable<br>Entrance Fee# | Declining<br>Balance<br>Refund+ | Single<br>Occupancy<br>Monthly<br>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,<br>w/Den                  | 1024        | \$665,246                          | \$453,330                          | \$320,850                       | \$3,874                               |
| Congressional – 1 BR, 1½<br>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<br>w/Den                | 1542        | \$892,170                          | \$607,545                          | \$428,490                       | \$4,408                               |
| Chevy Chase – 2 BR, 2<br>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<br>w/Den                | 1799        | \$938,745                          | \$638,595                          | \$451,260                       | \$4,756                               |
| Georgetown – 2 BR, 2 Baths<br>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<br>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<br>or couple |
| Non-refundable Wait List Deposit Appl. Fee (If applicable)                                           | \$300 per individual                |
| Entrance Fee Deposit (Deposit paid at the time of<br>execution of a Reservation Deposit Agreement.): | 10% of Entrance Fee                 |



**Gardenside - Independent Living Entrance & Monthly Fees**  
**As of January 1, 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                    | \$7171,212                | \$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* -<br>Memory Support | \$510 |

## 2021 ANCILLARY FEES AND CREDITS

| Credits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rate            | Occurrence                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Absence Credit *                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | 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 credit for any absence less than 15 days.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 9.25         |                                                                                                                                                                                                 |
| 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 Costssee |                                                                                                                                                                                                 |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Variableprice   | Salon Services                                                                                                                                                                                  |

### 2021 Ancillary Fees Cont.

| 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. |    |          |                                                        |

| 2021 Ancillary Fees Cont.                            |          |                                                         |
|------------------------------------------------------|----------|---------------------------------------------------------|
| 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                                                    |

| 2021 Ancillary Fees Cont.                                                                                                                                                                                                                                                                                                                        |           |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------|
| 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. |           |                       |

**Fountainside Independent Living Entrance & Monthly Fees**  
**As of January 1, 2022**

| 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**  
**As of January 1, 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* -<br>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                                                                                                                                                                                                                                                |
| <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> |              |                                                                                                                                                                                                                                                           |
| 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 |                                                                                                                                                                                                                                                           |

| <b>2022 Ancillary Fees Cont</b>                                         |          |                                                                                |
|-------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------|
| 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<br>(Health Center Only)              | \$ 49.50 | per hour                                                                       |
| IL Under 5 miles to Medical Appointments<br>(drop-off and pick-up only) | \$ -     | no charge; Monday- Friday 8:30am - 4:30pm                                      |
| Non-Medical Transportation -<br>Monday - Friday 8:30am - 4:30pm         | \$ 24.75 | per hour                                                                       |
| Non-Medical & Medical Transportation -<br>After Hours & Weekends        | \$ 43.25 | per hour                                                                       |
| Cancellation Fee                                                        | \$ 25.00 | less than 24-hour notice from the time of<br>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                                                                   |

| 2022 Ancillary Fees Cont                                                                                     |             |             |
|--------------------------------------------------------------------------------------------------------------|-------------|-------------|
| 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) |

## 2022 Ancillary Fees Cont

| 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                  |

## 2022 Ancillary Fees Cont

| 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**

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

**Additional Fees – 2023**

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 Fees & Monthly Fees  
As of January 1, 2023**

| <b>Residence Type</b>                    | <b>Square Feet</b> | <b>90% Refundable Entrance Fee*</b> | <b>50% Refundable Entrance Fee#</b> | <b>Declining Balance Refund+</b> | <b>Single Occupancy Monthly Fee</b> |
|------------------------------------------|--------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------------|
| <b>1 Bedroom, 1 Bath</b>                 |                    |                                     |                                     |                                  |                                     |
| Amaryllis                                | 882                | \$537,094                           | \$408,191                           | \$332,998                        | \$4,200                             |
| <b>1 Bedroom, 1½ Baths</b>               |                    |                                     |                                     |                                  |                                     |
| Orchid                                   | 902                | \$578,182                           | \$439,419                           | \$358,473                        | \$3,595                             |
| Aster                                    | 935                | \$569,369                           | \$432,720                           | \$353,009                        | \$3,595                             |
| <b>1 Bedroom, 1½ Baths w/Den</b>         |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>2 Bedrooms, 2 Baths</b>               |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>2 Bedrooms, 2 Baths w/Den</b>         |                    |                                     |                                     |                                  |                                     |
| Rosewood                                 | 1,563              | \$1,103,837                         | \$770,516                           | \$628,579                        | \$5,041                             |
| <b>2 Bedrooms, 2½ Baths w/Den</b>        |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>3 Bedrooms, 2.5 Baths</b>             |                    |                                     |                                     |                                  |                                     |
| Magnolia                                 | 2,541              | \$1,560,066                         | \$1,220,981                         | \$1,023,182                      | \$5,882                             |
| <b>3 Bedrooms, 3 Baths</b>               |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>SECOND PERSON FEE (for all units)</b> |                    | \$46,000                            | \$32,000                            | \$23,000                         | \$1,555                             |

**Assisted Living Entrance Fees – 2023**

|               | <b>Entrance Fee</b> |
|---------------|---------------------|
| 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**

| <b>Monthly:</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b> |
|-----------------|----------------|----------------|----------------|
| 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**

| <b>Monthly:</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b> |
|-----------------|----------------|----------------|----------------|
| 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* -<br>Memory Support | \$623 |

## 2023 ANCILLARY FEES AND CREDITS

| Credits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rate      | Occurrence                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Absence Credit<br>(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                                                                                                                                                                                                                                          |

## 2023 Ancillary Fees Cont

| <b>Miscellaneous</b>                                                    | <b>Rate</b>  | <b>Occurrence</b>                                                           |
|-------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------|
| 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 |                                                                             |
| <b>Salon Services</b>                                                   | <b>Rate</b>  | <b>Occurrence</b>                                                           |
| Salon Services                                                          | Variable     | price offered onsite at salon; subject to change                            |
| <b>Fitness Center</b>                                                   | <b>Rate</b>  | <b>Occurrence</b>                                                           |
| Other Specialty Classes                                                 | Variable     | determined by contracted instructors                                        |
| Personal Training                                                       | Variable     | pricing determined by individual trainer                                    |
| <b>Transportation</b>                                                   | <b>Rate</b>  | <b>Occurrence</b>                                                           |
| Medical Transportation                                                  | \$ 25.25     | per hour                                                                    |
| Medical Transportation with Escort<br>(Health Center Only)              | \$ 50.50     | per hour                                                                    |
| IL Under 5 miles to Medical Appointments<br>(drop-off and pick-up only) | \$ -         | no charge; Monday- Friday 8:30am - 4:30pm                                   |
| Non-Medical Transportation -<br>Monday - Friday 8:30am - 4:30pm         | \$ 25.25     | per hour                                                                    |
| Non-Medical & Medical Transportation -<br>After Hours & Weekends        | \$ 44.00     | per hour                                                                    |
| Cancellation Fee                                                        | \$ 25.00     | less than 24 hour notice from the time of scheduled transportation from IKF |
| <b>Cultural Arts</b>                                                    | <b>Rate</b>  | <b>Occurrence</b>                                                           |
| Trip or Program Cancellation Fee                                        | \$ 5.00      | less than 72 hours notice                                                   |
| Other Specialty Classes                                                 | Variable     | determined by contracted instructors                                        |
| <b>Ingleside Engaged</b>                                                | <b>Rate</b>  | <b>Occurrence</b>                                                           |
| Resident Full Day                                                       | \$ 85.00     | full day                                                                    |
| Non-Resident Full Day                                                   | \$ 105.00    | full day                                                                    |

## 2023 Ancillary Fees Cont

| 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) |



### 2023 Medical Supply Ancillary Fees Cont

| 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                  |

### 2023 Ancillary Fees Cont

| 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.*



**Fountainside Independent Living Residence Entrance Fees**  
**Fees as of January 1, 2024**

| <b>Residence Type</b>                                  | <b>Square Feet</b> | <b>90% Refundable Entrance Fee*</b> | <b>50% Refundable Entrance Fee#</b> | <b>Declining Balance Refund+</b> | <b>Single Occupancy Monthly Fee</b> |
|--------------------------------------------------------|--------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------------|
| <b>Dupont</b> – Studio                                 | 549                | \$343,620                           | \$233,910                           | \$165,600                        | \$3,300                             |
| <b>Woodley</b> – 1 BR, 1 Bath                          | 845                | \$528,109                           | \$360,180                           | \$254,093                        | \$3,875                             |
| <b>Kalorama</b> – 1 BR, 1 Bath                         | 879                | \$565,007                           | \$383,778                           | \$271,843                        | \$3,995                             |
| <b>Takoma</b> – 1 BR, 1½ Bath, w/Den                   | 1024               | \$685,203                           | \$466,930                           | \$330,476                        | \$4,633                             |
| <b>Congressional</b> – 1 BR, 1½ Bath, w/Den            | 1250               | \$787,811                           | \$536,223                           | \$378,448                        | \$4,840                             |
| <b>Grosvenor</b> – 2 BR, 2 Bath                        | 1244               | \$830,280                           | \$564,921                           | \$398,314                        | \$5,049                             |
| <b>Lafayette</b> – 2 BR, 2½ Bath w/Den                 | 1542               | \$955,693                           | \$650,802                           | \$458,998                        | \$5,272                             |
| <b>Chevy Chase</b> – 2 BR, 2 Bath, Deluxe Corner       | 1601               | \$967,914                           | \$658,663                           | \$464,736                        | \$5,428                             |
| <b>Bethesda</b> – 2 BR, 2 Bath w/ Den Special          | 1690               | \$1,049,959                         | \$716,038                           | \$504,898                        | \$5,593                             |
| <b>Dumbarton</b> – 2 BR, 2½ Bath w/ Den                | 1799               | \$1,060,779                         | \$728,005                           | \$520,308                        | \$5,689                             |
| <b>Georgetown</b> – 2 BR, 2 Bath w/ Den, Deluxe Corner | 1894               | \$1,124,546                         | \$765,380                           | \$540,471                        | \$5,916                             |
| <b>Potomac</b> – 3 BR, 3 Bath                          | 2309               | \$1,372,505                         | \$933,630                           | \$658,896                        | \$6,096                             |
| <b>SECOND PERSON FEE (for all units)</b>               |                    | \$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**  
**As of January 1, 2024**

| <b>Residence Type</b>                    | <b>Square Feet</b> | <b>90% Refundable Entrance Fee*</b> | <b>50% Refundable Entrance Fee#</b> | <b>Declining Balance Refund+</b> | <b>Single Occupancy Monthly Fee</b> |
|------------------------------------------|--------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------------|
| <b>1 BR, 1 Bath</b>                      |                    |                                     |                                     |                                  |                                     |
| Amaryllis                                | 882                | \$537,094                           | \$408,191                           | \$332,998                        | \$4,368                             |
| <b>1 BR, 1½ Bath</b>                     |                    |                                     |                                     |                                  |                                     |
| Orchid                                   | 902                | \$578,182                           | \$439,419                           | \$358,473                        | \$4494                              |
| Aster                                    | 935                | \$569,368                           | \$432,720                           | \$353,009                        | \$4494                              |
| <b>1 BR, 1½ Bath w/Den</b>               |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>2 BR, 2 Bath</b>                      |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>2 BR, 2 Bath w/Den</b>                |                    |                                     |                                     |                                  |                                     |
| Rosewood                                 | 1,563              | \$1,024,361                         | \$778,515                           | \$635,104                        | \$5,617                             |
| <b>2 BR, 2½ Bath w/Den</b>               |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>3 BR, 2½ Bath</b>                     |                    |                                     |                                     |                                  |                                     |
| Magnolia                                 | 2541               | \$1,606,868                         | \$1,257,610                         | \$1,053,877                      | \$6,117                             |
| <b>3 BR, 3 Bath</b>                      |                    |                                     |                                     |                                  |                                     |
| 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                             |
| <b>SECOND PERSON FEE (for all units)</b> |                    | \$47,500                            | \$33,000                            | \$24,000                         | \$1,572                             |

**Assisted Living Entrance Fees – 2024**

| <b>Assisted Living Apartment</b> | <b>Entrance Fee</b> |
|----------------------------------|---------------------|
| 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**

| <b>Private Suite</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b> |
|----------------------|----------------|----------------|----------------|
| <b>Monthly:</b>      |                |                |                |
| 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**

| <b>Private Suite</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b> |
|----------------------|----------------|----------------|----------------|
| <b>Monthly:</b>      |                |                |                |
| 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**

| <b>Type of Dwelling</b> | <b>Monthly Rate</b> |
|-------------------------|---------------------|
| Standard Room           | \$12,203            |
| Large Room              | \$13,428            |
| Extra Large Room        | \$14,654            |
|                         |                     |
| Second Person Fee       | \$6,116             |

**Comprehensive Care Charges -2024**

|                                        | <b>Daily</b> |
|----------------------------------------|--------------|
| 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              |

| <b>Miscellaneous</b>                                                    | <b>Rate</b>  | <b>Occurrence</b>                                                     |
|-------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------|
| 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 |                                                                       |
| <b>Salon Services</b>                                                   | <b>Rate</b>  | <b>Occurrence</b>                                                     |
| Salon Services                                                          | Variable     | see salon                                                             |
| <b>Fitness Center</b>                                                   | <b>Rate</b>  | <b>Occurrence</b>                                                     |
| Other Specialty Classes                                                 | Variable     | see instructor                                                        |
| Personal Training                                                       | Variable     | see trainer                                                           |
| <b>Transportation</b>                                                   | <b>Rate</b>  | <b>Occurrence</b>                                                     |
| Medical Transportation                                                  | \$ 26.00     | per hour                                                              |
| Medical Transportation with Escort (Health                              | \$ 52.00     | per hour                                                              |
| IL Under 5 miles to Medical Appointments<br>(drop-off and pick-up only) | Free         | Monday-Friday<br>8:30am-4:30pm                                        |
| Non-Medical Transportation - Monday -<br>Friday                         | \$ 26.00     | per hour                                                              |
| Non-Medical & Medical Transportation -<br>After Hours & Weekends        | \$ 45.25     | per hour                                                              |
| Cancellation Fee                                                        | \$ 25.75     | <24 hr notice from<br>time of scheduled<br>transportation from<br>IKF |

| <b>Cultural Arts / Special Functions</b>                                           | <b>Rate</b> | <b>Occurrence</b> |
|------------------------------------------------------------------------------------|-------------|-------------------|
| 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   |
| <b>Resident Event Setup Fees</b>                                                   | <b>Rate</b> | <b>Occurrence</b> |
| 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          |
| <b>Ingleside Engaged</b>                                                           | <b>Rate</b> | <b>Occurrence</b> |
| Resident Full Day                                                                  | \$ 88.00    | per day           |
| Non-Resident Full Day                                                              | \$ 109.00   | per day           |

## 2024 Ancillary Fees Cont

| 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.*



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            |

### 2024 Ancillary Fees Cont

| 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            |



**2024 Ancillary Fees Cont**

| <b>Item</b>                   | <b>Price</b> | <b>Unit of Measure</b> |
|-------------------------------|--------------|------------------------|
| 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            |

**Fountainside Independent Living Residence Entrance & Monthly Fees**  
**As of January 1, 2025**

| <b>Residence Type</b>                                 | <b>Square Feet</b> | <b>90% Refundable Entrance Fee*</b> | <b>50% Refundable Entrance Fee#</b> | <b>Declining Balance Refund+</b> | <b>Single Occupancy Monthly Fee</b> |
|-------------------------------------------------------|--------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------------|
| <b>Dupont</b> – Studio                                | 549                | \$353,929                           | \$240,928                           | \$170,568                        | \$3,498                             |
| <b>Woodley</b> – 1 BR, 1 Bath                         | 845                | \$543,953                           | \$370,986                           | \$261,716                        | \$4,108                             |
| <b>Kalorama</b> – 1 BR, 1 Bath                        | 879                | \$581,957                           | \$395,292                           | \$279,999                        | \$4,235                             |
| <b>Takoma</b> – 1 BR, 1½ Bath, w/ Den                 | 1,024              | \$705,760                           | \$480,938                           | \$340,391                        | \$4,911                             |
| <b>Congressional</b> – 1 BR, 1½ Bath, w/ Den          | 1,250              | \$811,446                           | \$552,310                           | \$389,802                        | \$5,130                             |
| <b>Grosvenor</b> – 2 BR, 2 Bath                       | 1,244              | \$855,189                           | \$581,869                           | \$410,264                        | \$5,352                             |
| <b>Lafayette</b> – 2 BR, 2½ Bath w/ Den               | 1,542              | \$984,364                           | \$670,327                           | \$472,768                        | \$5,588                             |
| <b>Chevy Chase</b> – 2 BR, 2 Bath, Deluxe Corner      | 1,601              | \$996,952                           | \$678,423                           | \$478,679                        | \$5,754                             |
| <b>Bethesda</b> – 2 BR, 2 Bath w/ Den Special         | 1,690              | \$1,081,458                         | \$737,520                           | \$520,045                        | \$5,929                             |
| <b>Dumbarton</b> – 2 BR, 2½ Bath w/Den                | 1,799              | \$1,092,603                         | \$749,846                           | \$535,918                        | \$6,030                             |
| <b>Georgetown</b> – 2 BR, 2 Bath w/Den, Deluxe Corner | 1,894              | \$1,158,283                         | \$788,342                           | \$556,686                        | \$6,271                             |
| <b>Potomac</b> – 3 BR, 3 Bath                         | 2,309              | \$1,413,681                         | \$961,639                           | \$678,663                        | \$6,462                             |
| <b>SECOND PERSON FEE (for all units)</b>              |                    | \$50,000                            | \$35,000                            | \$25,000                         | \$1,666                             |

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

**Additional Fees - 2025**

|                                                                                                   |                                  |
|---------------------------------------------------------------------------------------------------|----------------------------------|
| 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**  
**As of January 1, 2025**

| Residence Type                           | Square Feet | 90% Refundable Entrance Fee* | 50% Refundable Entrance Fee# | Declining Balance Refund+ | Single Occupancy Monthly Fee |
|------------------------------------------|-------------|------------------------------|------------------------------|---------------------------|------------------------------|
| <b>1 BR, 1 Bath</b>                      |             |                              |                              |                           |                              |
| Amaryllis                                | 882         | \$553,207                    | \$420,438                    | \$342,989                 | \$4,630                      |
| <b>1 BR, 1½ Bath</b>                     |             |                              |                              |                           |                              |
| Orchid                                   | 902         | \$595,528                    | \$452,601                    | \$369,228                 | \$4,764                      |
| Aster                                    | 935         | \$586,450                    | \$445,702                    | \$363,599                 | \$4,764                      |
| <b>1 BR, 1½ Bath w/Den</b>               |             |                              |                              |                           |                              |
| Lotus                                    | 1,092       | \$740,284                    | \$562,615                    | \$458,976                 | \$4,895                      |
| Primrose                                 | 1,179       | \$823,240                    | \$625,663                    | \$510,409                 | \$4,895                      |
| Verbena                                  | 1,186       | \$852,972                    | \$648,259                    | \$528,843                 | \$4,895                      |
| Sage                                     | 1,193       | \$808,753                    | \$614,653                    | \$501,427                 | \$4,895                      |
| Thistle                                  | 1,198       | \$812,143                    | \$617,229                    | \$503,529                 | \$4,895                      |
| Goldenrod                                | 1,216       | \$891,529                    | \$677,562                    | \$552,748                 | \$4,895                      |
| Lilac                                    | 1,269       | \$860,275                    | \$653,809                    | \$533,371                 | \$4,895                      |
| Meadow                                   | 1,284       | \$896,557                    | \$681,383                    | \$555,865                 | \$4,895                      |
| <b>2 BR, 2 Bath</b>                      |             |                              |                              |                           |                              |
| Iris                                     | 1,270       | \$947,149                    | \$719,833                    | \$587,233                 | \$5,293                      |
| Jasmine                                  | 1,289       | \$943,008                    | \$716,686                    | \$584,665                 | \$5,293                      |
| Freesia                                  | 1,325       | \$941,112                    | \$715,245                    | \$583,489                 | \$5,293                      |
| Trillium                                 | 1,329       | \$972,271                    | \$738,926                    | \$602,808                 | \$5,293                      |
| Zinnia                                   | 1,329       | \$886,290                    | \$673,580                    | \$549,500                 | \$5,293                      |
| Ivy                                      | 1,330       | \$973,003                    | \$739,482                    | \$603,262                 | \$5,293                      |
| Camillia                                 | 1,373       | \$975,205                    | \$741,156                    | \$604,627                 | \$5,293                      |
| <b>2 BR, 2 Bath w/Den</b>                |             |                              |                              |                           |                              |
| Rosewood                                 | 1,563       | \$1,055,093                  | \$801,871                    | \$654,158                 | \$5,954                      |
| <b>2 BR, 2½ Bath w/Den</b>               |             |                              |                              |                           |                              |
| Mulberry                                 | 1,439       | \$943,095                    | \$716,752                    | \$584,719                 | \$5,558                      |
| Lily                                     | 1,517       | \$1,024,041                  | \$778,271                    | \$634,905                 | \$5,558                      |
| Dahlia                                   | 1,695       | \$1,144,198                  | \$869,591                    | \$709,403                 | \$5,954                      |
| Pine                                     | 1,707       | \$991,265                    | \$753,362                    | \$614,585                 | \$5,954                      |
| <b>3 BR, 2½ Bath</b>                     |             |                              |                              |                           |                              |
| Magnolia                                 | 2,541       | \$1,655,074                  | \$1,295,339                  | \$1,085,494               | \$6,484                      |
| <b>3 BR, 3 Bath</b>                      |             |                              |                              |                           |                              |
| Dogwood                                  | 2,042       | \$1,288,604                  | \$979,339                    | \$798,935                 | \$6,484                      |
| Lavender                                 | 2,123       | \$1,365,733                  | \$1,037,957                  | \$846,755                 | \$6,484                      |
| Azalea                                   | 2,160       | \$1,389,535                  | \$1,056,047                  | \$861,512                 | \$6,484                      |
| Spruce                                   | 2,173       | \$1,397,898                  | \$1,062,403                  | \$866,697                 | \$6,484                      |
| Wisteria                                 | 2,183       | \$1,404,331                  | \$1,067,292                  | \$870,686                 | \$6,484                      |
| Rosemary                                 | 2,189       | \$1,408,191                  | \$1,070,225                  | \$873,079                 | \$6,484                      |
| Gardenia                                 | 2,289       | \$1,472,522                  | \$1,119,117                  | \$912,964                 | \$6,484                      |
| Hydrangea                                | 2,330       | \$1,498,897                  | \$1,139,162                  | \$929,316                 | \$6,484                      |
| <b>SECOND PERSON FEE (for all units)</b> |             | \$50,000                     | \$35,000                     | \$25,000                  | \$1,666                      |

*All pricing is subject to change per the Residence and Services*

**Assisted Living Entrance Fees – 2025**

| <b>Assisted Living Apartment</b> | <b>Entrance Fee</b> |
|----------------------------------|---------------------|
| Private Suite                    | \$19,750 per person |

**2025 Assisted Living Monthly Fees for Level 1, Level 2 and Level 3**  
**Fees for One Person in Suite or First of Two Persons in Suite**

| <b>Private Suite</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b> |
|----------------------|----------------|----------------|----------------|
| <b>Monthly:</b>      |                |                |                |
| Studio               | \$11,755       | \$13,985       | \$15,271       |
| 1 Bedroom            | \$11,926       | \$14,157       | \$15,402       |
| 1 Bedroom Deluxe     | \$12,654       | \$14,886       | \$16,171       |
| 2 Bedroom            | \$15,443       | \$17,717       | \$18,961       |

**2025 Level 1, Level 2 and Level 3 – Fees for Second Person in Suite**

| <b>Private Suite</b> | <b>Level 1</b> | <b>Level 2</b> | <b>Level 3</b> |
|----------------------|----------------|----------------|----------------|
| <b>Monthly:</b>      |                |                |                |
| Studio               | \$7,080        | \$9,310        | \$10,553       |
| 1 Bedroom            | \$7,165        | \$9,395        | \$10,682       |
| 1 Bedroom Deluxe     | \$7,592        | \$9,824        | \$11,111       |
| 2 Bedroom            | \$9,265        | \$11,539       | \$12,783       |

**Memory Support Assisted Living Monthly Fees- 2025**

| <b>Type of Dwelling</b> | <b>Monthly Rate</b> |
|-------------------------|---------------------|
| Standard Room           | \$12,935            |
| Large Room              | \$14,234            |
| Extra Large Room        | \$15,533            |
|                         |                     |
| Second Person Fee       | \$6,483             |

**Comprehensive Care Fees 2025**

|                                        | <b>Daily</b> |
|----------------------------------------|--------------|
| Comprehensive Care Residence*          | \$678        |
| Comprehensive Care Residence* - Deluxe | \$805        |

## 2025 ANCILLARY FEES AND CREDITS

| Credits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rate      | Occurrence                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------|
| Absence Credit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 10.50  | 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.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 39.00  | for pick-up and delivery/wash |
| Laundry (Personal - Not Dry Cleaning)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 9.25   | per load                      |
| Laundry (Health Center Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 86.25  | per month                     |
| Spot Cleaning (Carpets)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ 28.00  | per 30 min.                   |
| Whole Area Cleaning (Carpets)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$ 55.75  | per hour                      |
| General Housekeeping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 35.00  | per hour                      |
| Heavy Housekeeping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Variable  |                               |
| Trash Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$ 6.00   | additional                    |
| Turning Mattresses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 36.00  | each time                     |
| Maintenance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rate      | Occurrence                    |
| General Maintenance Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 55.25  | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 31.00  | each replacement              |
| Additional FOB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 58.75  | each (limit of two)           |
| Mailbox Key Replacement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ 31.00  | each replacement              |
| Mailbox Lock Replacement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ 55.75  | each replacement              |
| Emergency Pendant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$ 203.50 | each replacement              |
| Garage Door Opener                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 58.75  | each replacement              |

| <b>Miscellaneous</b>                                                         | <b>Rate</b>  | <b>Occurrence</b>                                            |
|------------------------------------------------------------------------------|--------------|--------------------------------------------------------------|
| Return Check Fee                                                             | \$ 40.00     | per check                                                    |
| Late Payment Charge                                                          | 1.50%        | of monthly service                                           |
| Postage Stamps                                                               | Actual Costs |                                                              |
| Covered Indoor Parking - 2nd Space                                           | \$ 134.75    | per month                                                    |
| Resident ID Badge Replacement                                                | \$ 22.50     | per badge                                                    |
| Year-End Billing Summary Report                                              | \$ 5.75      | per report                                                   |
| USPS                                                                         | Actual Costs |                                                              |
| Fed-Ex/UPS                                                                   | Actual Costs |                                                              |
| <b>Salon Services</b>                                                        | <b>Rate</b>  | <b>Occurrence</b>                                            |
| Salon Services                                                               | Variable     | see salon                                                    |
| <b>Fitness Center</b>                                                        | <b>Rate</b>  | <b>Occurrence</b>                                            |
| Other Specialty Classes                                                      | Variable     | see instructor                                               |
| Personal Training                                                            | Variable     | see trainer                                                  |
| <b>Transportation</b>                                                        | <b>Rate</b>  | <b>Occurrence</b>                                            |
| Medical Transportation                                                       | \$ 28.00     | per hour                                                     |
| Medical Transportation with Escort (Health Center Only)                      | \$ 55.00     | per hour                                                     |
| IL Under 5 miles to Medical Appointments (drop-off and pick-up only)         | Free         | Monday-Friday<br>8:30am-4:30pm                               |
| Non-Medical Transportation - Monday - Friday                                 | \$ 28.00     | per hour                                                     |
| Non-Medical & Medical Transportation - After Hours & Weekends                | \$ 50.00     | per hour                                                     |
| Non-Medical & Medical Transportation - to Airport, Baltimore, DC, & Columbia | \$ 65.00     | per hour                                                     |
| Cancellation Fee                                                             | \$ 26.75     | <24 hr notice from time of scheduled transportation from IKF |



| <b>Cultural Arts / Special Functions</b>                                                     | <b>Rate</b> | <b>Occurrence</b> |
|----------------------------------------------------------------------------------------------|-------------|-------------------|
| Trip or Program Cancellation Fee                                                             | \$ 6.75     | < 72 hr notice    |
| <i>Resident will also be billed for the ticket of the trip or event cancelled.</i>           |             |                   |
| NSO Coffee Concerts at Kennedy Center                                                        | \$ 28.00    | per person        |
| Rental Bus                                                                                   | Variable    | by rental         |
| Other Specialty Classes                                                                      | Variable    | see instructors   |
| <b>Resident Event Setup Fees</b>                                                             | <b>Rate</b> | <b>Occurrence</b> |
| Private Dining Room                                                                          | \$ 77.25    | per 4 hours       |
| Formal Dining Room                                                                           | \$ 154.50   | per 4 hours       |
| Private and Formal Combined                                                                  | \$ 231.75   | per 4 hours       |
| Clubroom                                                                                     | \$ 154.50   | per 4 hours       |
| Cultural Arts Center                                                                         | \$ 257.50   | per 4 hours       |
| Cultural Arts Center (1 Room)                                                                | \$ 103.00   | per 4 hours       |
| Cultural Arts Center (2 Rooms)                                                               | \$ 154.50   | per 4 hours       |
| Ingleside Engaged                                                                            | \$ 206.00   | per 4 hours       |
| <i>Additional \$25.00 per hour fee will be applied to event spaces after business hours.</i> |             |                   |
| <i>Outside catering is not permitted in any of the above spaces.</i>                         |             |                   |
| Program Bulletin Printing/Copies                                                             | \$ 0.75     | per page          |
| Program Bulletin Printing/Copies (Color)                                                     | \$ 1.00     | per page          |
| <b>Ingleside Engaged</b>                                                                     | <b>Rate</b> | <b>Occurrence</b> |
| Resident Full Day                                                                            | \$ 90.00    | per day           |
| Non-Resident Full Day                                                                        | \$ 115.00   | per day           |



| Dining Services                         |              |            |
|-----------------------------------------|--------------|------------|
| Dining Services                         | Rate         | Occurrence |
| Bistro Meal Resident                    | \$ 24.25     | per meal   |
| Bistro Meal Guest                       | \$ 31.75     | per meal   |
| Bistro Child (age 3-8)                  | \$ 16.75     | per meal   |
| Sunday Brunch Meal Resident             | \$ 29.25     | per meal   |
| Sunday Brunch Meal Guest                | \$ 35.25     | per meal   |
| Mother's Day Meal Resident              | \$ 39.75     | per meal   |
| Mother's Day Meal Guest                 | \$ 47.50     | per meal   |
| Holiday & Theme Meal Resident           | \$ 36.75     | per meal   |
| Holiday & Theme Meal Guest              | \$ 40.50     | per meal   |
| Courtyard Café Eat-In/ Carry Out Meal   | \$ 24.25     | per meal   |
| Courtyard Café Guest                    | \$ 31.75     | per meal   |
| Delivery Charge                         | \$ 9.00      | per meal   |
| Lump Crab Cake or Filet Mignon Upcharge | Market Price | per meal   |
| 701 Lounge Sunday Dinner                | a la carte   | per item   |
| Single Quarterly Pricing                | \$ 2,182.50  | quarterly  |
| Couple Quarterly Pricing                | \$ 4,365.00  | quarterly  |
| Healthcare Center Guests                | Rate         | Occurrence |
| Breakfast                               | \$ 7.75      | per meal   |
| Lunch                                   | \$ 15.50     | per meal   |
| Dinner                                  | \$ 19.25     | 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 | \$ 66.00 | per month, each |
| Mattress & Boxspring Set | \$ 58.75 | per month, each |
| Pillows                  | \$ 5.25  | per month, each |
| Dresser                  | \$ 61.00 | per month, each |
| Nightstand               | \$ 37.25 | per month, each |
| Sofa                     | \$ 47.50 | per month, each |
| Accent Chair             | \$ 21.75 | per month, each |
| Coffee Table             | \$ 18.75 | per month, each |
| LR End Table             | \$ 17.75 | per month, each |
| Table Lamp               | \$ 10.50 | per month, each |
| TV Console               | \$ 22.75 | per month, each |

2025 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                | \$ 3.00   | each            |
| Basin                          | \$ 2.00   | each            |
| Bedpan                         | \$ 2.00   | each            |
| Bordered Gauze                 | \$ 2.00   | each            |
| Brief/Underwear                | \$ 48.00  | case/box        |
| Brief/Underwear XL             | \$ 65.00  | case/box        |
| Brief/Underwear XXL+           | \$ 94.00  | case/box        |
| Cannula                        | \$ 2.00   | each            |
| Catheter (Red Rubber or Foley) | \$ 2.00   | each            |
| Catheter Kit                   | \$ 5.00   | each            |
| Cold Pack                      | \$ 2.00   | each            |
| Colgate Toothpaste             | \$ 3.00   | each            |
| Collagen Dressing (1x8)        | \$ 12.00  | each            |
| Collagen Dressing (2x2)        | \$ 15.00  | each            |
| Collagen Dressing (4x4)        | \$ 25.00  | each            |
| Collagen Powder                | \$ 25.00  | each            |
| Comb/Brush                     | \$ 2.00   | each            |
| Coude Catheter                 | \$ 9.00   | each            |
| Covaderm Dressing              | \$ 2.00   | each            |
| Covaderm Dressing (4x14)       | \$ 5.00   | each            |
| Curad Dressing                 | \$ 2.00   | each            |
| Dakins Solution                | \$ 25.00  | each            |
| Denture Adhesive .75oz         | \$ 5.00   | each            |
| Denture Adhesive 2.4oz         | \$ 10.00  | each            |
| Denture Container              | \$ 2.00   | each            |
| Denture Tablets                | \$ 6.00   | case/box        |
| Denture Tablets (Efferdent)    | \$ 14.00  | case/box        |

| Item                        | Price     | Unit of Measure |
|-----------------------------|-----------|-----------------|
| Deoderant                   | \$ 2.00   | each            |
| Distilled Water             | \$ 23.00  | case/box        |
| Drain Pouch (1 pc)          | \$ 11.00  | each            |
| Drain Pouch (2 pc)          | \$ 5.00   | each            |
| Drainage Bag                | \$ 3.00   | each            |
| Drainage Bag Cover          | \$ 2.00   | each            |
| Dressing Kit                | \$ 24.00  | each            |
| Emesis Basin                | \$ 2.00   | each            |
| Flu Test                    | \$ 24.00  | each            |
| Fluoride Toothpaste         | \$ 2.00   | each            |
| Foley Secure                | \$ 8.00   | each            |
| Foley Strap                 | \$ 5.00   | each            |
| Foley Kit                   | \$ 33.00  | 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)    | \$ 10.00  | each            |
| Hydrofera Dressing (4x4)    | \$ 14.00  | each            |
| Hydrocolloid Dressing (2x2) | \$ 3.00   | each            |
| Hydrocolloid Dressing (4x4) | \$ 5.00   | each            |
| Hydrogel Gauze              | \$ 3.00   | each            |
| Incentive Spirometer        | \$ 7.00   | each            |
| Incontinence Products       | \$ 56.00  | case/box        |
| Iodine Gel                  | \$ 12.00  | each            |
| Iodine Solution             | \$ 4.00   | each            |
| IV Catheter                 | \$ 3.00   | each            |
| Lancet/Syringe              | \$ 2.00   | each            |
| Leg Bag                     | \$ 3.00   | each            |
| Liquid Supplement           | \$ 5.00   | each            |
| Lubrication                 | \$ 2.00   | each            |

| Item                               | Price     | Unit of Measure |
|------------------------------------|-----------|-----------------|
| Maxorb Dressing (4x4)              | \$ 5.00   | each            |
| Maxorb Dressing (6x6)              | \$ 7.50   | each            |
| Mepilex Dressing (4x10, 4x12, 6x6) | \$ 9.00   | each            |
| Mepilex Dressing (4x4)             | \$ 5.00   | each            |
| Mepilex Dressing (6x6)             | \$ 8.00   | each            |
| Mouthwash (4 oz)                   | \$ 2.00   | 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, 4x12)               | \$ 9.00   | each            |
| Optifoam Gentle Liquitrap          | \$ 6.00   | each            |
| Ostomy Wafer                       | \$ 8.00   | each            |
| Oxygen Tank / Concentrator         | \$ 52.00  | each            |
| Paper Surgical Tape                | \$ 3.00   | each            |
| Poly-Lined Drape                   | \$ 2.00   | each            |
| Powder Supplement                  | \$ 3.00   | each            |
| Evencare Glucose Test Strip        | \$ 21.00  | each            |
| Private Pay Therapy Evaluation     | \$ 120.00 | each service    |
| Private Pay Therapy Treatment      | \$ 25.00  | per 15 minutes  |
| Active Supplement                  | \$ 32.00  | each            |
| Quilted Wipe                       | \$ 5.00   | each            |
| Razor                              | \$ 2.00   | each            |
| Remedy/Ointment                    | \$ 6.00   | each            |
| Saline Solution                    | \$ 3.00   | 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                     | \$ 6.00   | each            |
| Steristrip                         | \$ 2.00   | each            |
| Stocking                           | \$ 9.00   | each            |
| Stoma Powder                       | \$ 12.00  | each            |
| Suction Kit                        | \$ 2.00   | each            |

| Item                                                                                                                                                                                                                                                                                                                                                    | Price    | Unit of Measure |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|
| Supplement (30 oz)                                                                                                                                                                                                                                                                                                                                      | \$ 34.00 | each            |
| Suture Removal Tray                                                                                                                                                                                                                                                                                                                                     | \$ 2.00  | each            |
| Telfa Pad                                                                                                                                                                                                                                                                                                                                               | \$ 2.00  | each            |
| Therahoney Dressing                                                                                                                                                                                                                                                                                                                                     | \$ 15.00 | each            |
| Threflex Bandage                                                                                                                                                                                                                                                                                                                                        | \$ 19.00 | each            |
| Toothbrush                                                                                                                                                                                                                                                                                                                                              | \$ 2.00  | each            |
| Towel                                                                                                                                                                                                                                                                                                                                                   | \$ 2.00  | each            |
| Tube-fed Supplement                                                                                                                                                                                                                                                                                                                                     | \$ 7.00  | each            |
| Oxygen / Humidifier Tubing                                                                                                                                                                                                                                                                                                                              | \$ 2.00  | each            |
| Urinal                                                                                                                                                                                                                                                                                                                                                  | \$ 2.00  | each            |
| Urine Collection Hat                                                                                                                                                                                                                                                                                                                                    | \$ 2.00  | each            |
| Wedge                                                                                                                                                                                                                                                                                                                                                   | \$ 53.00 | each            |
| Wipe/Washcloth                                                                                                                                                                                                                                                                                                                                          | \$ 9.00  | each            |
| Wound Cleanser (1-2 oz)                                                                                                                                                                                                                                                                                                                                 | \$ 8.00  | each            |
| Wound Cleanser (8 oz)                                                                                                                                                                                                                                                                                                                                   | \$ 20.00 | each            |
| Wound Paste                                                                                                                                                                                                                                                                                                                                             | \$ 7.00  | each            |
| Wound Vacuum-Assisted Closure                                                                                                                                                                                                                                                                                                                           | \$ 55.00 | per day         |
| Wrap Dressing                                                                                                                                                                                                                                                                                                                                           | \$ 4.00  | 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> |          |                 |

### 2025 Ancillary Fees Cont

| 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            |



# GARDENSIDE FEE SCHEDULE



## FEES AS OF JANUARY 2025

| Floor Plan       |                  | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|------------------|------------------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| 1 BR, 1 BA       | <b>Amaryllis</b> | 882                          | \$553,207                                | \$420,438                                | \$4,630                           |
| 1 BR, 1½ BA      | <b>Orchid</b>    | 902                          | \$595,528                                | \$452,601                                | \$4,764                           |
|                  | <b>Aster</b>     | 935                          | \$586,450                                | \$445,702                                | \$4,764                           |
| 1 BR, 1½ BA, Den | <b>Lotus</b>     | 1,092                        | \$740,284                                | \$562,615                                | \$4,895                           |
|                  | <b>Primrose</b>  | 1,179                        | \$823,240                                | \$625,663                                | \$4,895                           |
|                  | <b>Verbena</b>   | 1,186                        | \$852,972                                | \$648,259                                | \$4,895                           |
|                  | <b>Sage</b>      | 1,193                        | \$808,753                                | \$614,653                                | \$4,895                           |
|                  | <b>Thistle</b>   | 1,198                        | \$812,143                                | \$617,229                                | \$4,895                           |
|                  | <b>Goldenrod</b> | 1,216                        | \$891,529                                | \$677,562                                | \$4,895                           |
|                  | <b>Lilac</b>     | 1,269                        | \$860,275                                | \$653,809                                | \$4,895                           |
|                  | <b>Meadow</b>    | 1,284                        | \$896,557                                | \$681,383                                | \$4,895                           |
| 2 BR, 2 BA       | <b>Iris</b>      | 1,270                        | \$947,149                                | \$719,833                                | \$5,293                           |
|                  | <b>Jasmine</b>   | 1,289                        | \$943,008                                | \$716,686                                | \$5,293                           |
|                  | <b>Freesia</b>   | 1,325                        | \$941,112                                | \$715,245                                | \$5,293                           |
|                  | <b>Trillium</b>  | 1,329                        | \$972,271                                | \$738,926                                | \$5,293                           |
|                  | <b>Zinnia</b>    | 1,329                        | \$886,290                                | \$673,580                                | \$5,293                           |
|                  | <b>Ivy</b>       | 1,330                        | \$973,003                                | \$739,482                                | \$5,293                           |
|                  | <b>Camillia</b>  | 1,373                        | \$975,205                                | \$741,156                                | \$5,293                           |
| 2 BR, 2 BA, Den  | <b>Rosewood</b>  | 1,563                        | \$1,055,093                              | \$801,871                                | \$5,954                           |
| 2 BR, 2½ BA, Den | <b>Mulberry</b>  | 1,439                        | \$943,095                                | \$716,752                                | \$5,558                           |
|                  | <b>Lily</b>      | 1,517                        | \$1,024,041                              | \$778,271                                | \$5,558                           |
|                  | <b>Dahlia</b>    | 1,695                        | \$1,144,198                              | \$869,591                                | \$5,954                           |
|                  | <b>Pine</b>      | 1,707                        | \$991,265                                | \$753,362                                | \$5,954                           |

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# GARDENSIDE FEE SCHEDULE

## FEES AS OF JANUARY 2025

| Floor Plan        |           | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|-------------------|-----------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| 3 BR, 2½ BA       | Magnolia  | 2,541                        | \$1,655,074                              | \$1,295,339                              | \$6,484                           |
| 3 BR, 3 BA        | Dogwood   | 2,042                        | \$1,288,604                              | \$979,339                                | \$6,484                           |
|                   | Lavender  | 2,123                        | \$1,365,733                              | \$1,037,957                              | \$6,484                           |
|                   | Azalea    | 2,160                        | \$1,389,535                              | \$1,056,047                              | \$6,484                           |
|                   | Spruce    | 2,173                        | \$1,397,898                              | \$1,062,403                              | \$6,484                           |
|                   | Wisteria  | 2,183                        | \$1,404,331                              | \$1,067,292                              | \$6,484                           |
|                   | Rosemary  | 2,189                        | \$1,408,191                              | \$1,070,225                              | \$6,484                           |
|                   | Gardenia  | 2,289                        | \$1,472,522                              | \$1,119,117                              | \$6,484                           |
|                   | Hydrangea | 2,330                        | \$1,498,897                              | \$1,139,162                              | \$6,484                           |
| Second Person Fee |           |                              | \$50,000                                 | \$35,000                                 | \$1,666                           |

### MONTHLY FEE INCLUDES:

|                                       |                                           |                                      |
|---------------------------------------|-------------------------------------------|--------------------------------------|
| • Flexible dining plan                | • Weekly housekeeping                     | • Meeting rooms for clubs and events |
| • Casual and formal restaurants       | • Apartment maintenance                   | • Center for Healthy Living          |
| • Scheduled transportation            | • All utilities (except phone & Internet) | • Landscaping and snow removal       |
| • Garage parking                      | • Fitness center                          |                                      |
| • 24-hour emergency response/security | • Indoor heated salt water pool           |                                      |

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

Assisted living, memory care, skilled nursing, home care, and social day program are available on campus for an additional fee.

Residents who select the 90% or 50% plan may access a portion of the refund to cover long-term care costs as detailed in the agreement.

\*Please review 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.



# FOUNTAINSIDE FEE SCHEDULE



## FEES AS OF JANUARY 2025

| Floor Plan                     |               | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|--------------------------------|---------------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| Studio                         | Dupont        | 549                          | \$353,929                                | \$240,928                                | \$3,498                           |
| 1 BR, 1 BA                     | Woodley       | 845                          | \$543,953                                | \$370,986                                | \$4,108                           |
| 1 BR, 1 BA                     | Kalorama      | 879                          | \$581,957                                | \$395,292                                | \$4,235                           |
| 1 BR, 1½ BA, Den               | Takoma        | 1,024                        | \$705,760                                | \$480,938                                | \$4,911                           |
| 1 BR, 1½ BA, Den               | Congressional | 1,250                        | \$811,446                                | \$552,310                                | \$5,130                           |
| 2 BR, 2 BA                     | Grosvenor     | 1,244                        | \$855,189                                | \$581,869                                | \$5,352                           |
| 2 BR, 2½ BA, Den               | Lafayette     | 1,542                        | \$984,364                                | \$670,327                                | \$5,588                           |
| 2 BR, 2 BA, Deluxe Corner      | Chevy Chase   | 1,601                        | \$996,952                                | \$678,423                                | \$5,754                           |
| 2 BR, 2 BA, Den                | Bethesda      | 1,690                        | \$1,081,458                              | \$737,520                                | \$5,929                           |
| 2 BR, 2½ BA, Den               | Dumbarton     | 1,799                        | \$1,092,603                              | \$749,846                                | \$6,030                           |
| 2 BR, 2 BA, Den, Deluxe Corner | Georgetown    | 1,894                        | \$1,158,283                              | \$788,342                                | \$6,271                           |
| 3 BR, 3 BA                     | Potomac       | 2,309                        | \$1,413,681                              | \$961,639                                | \$6,462                           |
| Second Person Fee              |               |                              | \$50,000                                 | \$35,000                                 | \$1,666                           |

### MONTHLY FEE INCLUDES:

- Flexible dining plan
- Casual and formal restaurants
- Scheduled transportation
- Garage parking
- 24-hour emergency response/security
- Weekly housekeeping
- Apartment maintenance
- All utilities (except phone & internet)
- Fitness center
- Indoor heated salt water pool
- Meeting rooms for clubs and events
- Center for Healthy Living
- Landscaping and snow removal

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

Assisted living, memory care, skilled nursing, home care, and social day program are available on campus for an additional fee.

Residents who select the 90% or 50% plan may access a portion of the refund to cover long-term care costs as detailed in the agreement.

\*Please review 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.

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# ASSISTED LIVING & MEMORY SUPPORT FEE SCHEDULE

## FEES AS OF JANUARY 2025

### ENTRANCE FEE

Direct Admission into Assisted Living (non-residents only)

\$19,750 per person (100% refundable)

Access to skilled nursing

### COMMUNITY FEE

Direct Admission into Assisted Living (non-residents only)

\$5,000 per person (non-refundable)

No access to skilled nursing

### ASSISTED LIVING

Level of care is determined by an individual assessment, required by Maryland Assisted Living regulation, performed by our registered nurse.

| Floor Plan         | Level 1 Monthly Fee<br>(All-inclusive) | Level 2 Monthly Fee<br>(All-inclusive) | Level 3 Monthly Fee<br>(All-inclusive) |
|--------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| Studio             | \$11,755                               | \$13,985                               | \$15,271                               |
| One-Bedroom        | \$11,926                               | \$14,157                               | \$15,402                               |
| One-Bedroom Deluxe | \$12,654                               | \$14,886                               | \$16,171                               |
| Two-Bedroom        | \$15,443                               | \$17,717                               | \$18,961                               |

\*Second person fee starting at \$7,080

### MEMORY SUPPORT ASSISTED LIVING

| Floor Plan    | Square Feet<br>(Approximate) | Monthly Fee<br>(All-inclusive) | Monthly Fee<br>(Second person) |
|---------------|------------------------------|--------------------------------|--------------------------------|
| Studio        | 340-380                      | \$12,935                       | \$6,483                        |
| Large Studio  | 460                          | \$14,234                       | \$6,483                        |
| Deluxe Studio | 513                          | \$15,533                       | \$6,483                        |

### SKILLED NURSING DAILY FEES

| Residence Type | Daily Fee |
|----------------|-----------|
| Studio         | \$678     |
| Deluxe Studio  | \$805     |

# GARDENSIDE FEE SCHEDULE



## FEES AS OF JANUARY 2025

| Floor Plan       |                  | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|------------------|------------------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| 1 BR, 1 BA       | <b>Amaryllis</b> | 882                          | \$553,207                                | \$420,438                                | \$4,630                           |
| 1 BR, 1½ BA      | <b>Orchid</b>    | 902                          | \$595,528                                | \$452,601                                | \$4,764                           |
|                  | <b>Aster</b>     | 935                          | \$586,450                                | \$445,702                                | \$4,764                           |
| 1 BR, 1½ BA, Den | <b>Lotus</b>     | 1,092                        | \$740,284                                | \$562,615                                | \$4,895                           |
|                  | <b>Primrose</b>  | 1,179                        | \$823,240                                | \$625,663                                | \$4,895                           |
|                  | <b>Verbena</b>   | 1,186                        | \$852,972                                | \$648,259                                | \$4,895                           |
|                  | <b>Sage</b>      | 1,193                        | \$808,753                                | \$614,653                                | \$4,895                           |
|                  | <b>Thistle</b>   | 1,198                        | \$812,143                                | \$617,229                                | \$4,895                           |
|                  | <b>Goldenrod</b> | 1,216                        | \$891,529                                | \$677,562                                | \$4,895                           |
|                  | <b>Lilac</b>     | 1,269                        | \$860,275                                | \$653,809                                | \$4,895                           |
|                  | <b>Meadow</b>    | 1,284                        | \$896,557                                | \$681,383                                | \$4,895                           |
| 2 BR, 2 BA       | <b>Iris</b>      | 1,270                        | \$947,149                                | \$719,833                                | \$5,293                           |
|                  | <b>Jasmine</b>   | 1,289                        | \$943,008                                | \$716,686                                | \$5,293                           |
|                  | <b>Freesia</b>   | 1,325                        | \$941,112                                | \$715,245                                | \$5,293                           |
|                  | <b>Trillium</b>  | 1,329                        | \$972,271                                | \$738,926                                | \$5,293                           |
|                  | <b>Zinnia</b>    | 1,329                        | \$886,290                                | \$673,580                                | \$5,293                           |
|                  | <b>Ivy</b>       | 1,330                        | \$973,003                                | \$739,482                                | \$5,293                           |
|                  | <b>Camillia</b>  | 1,373                        | \$975,205                                | \$741,156                                | \$5,293                           |
| 2 BR, 2 BA, Den  | <b>Rosewood</b>  | 1,563                        | \$1,055,093                              | \$801,871                                | \$5,954                           |
| 2 BR, 2½ BA, Den | <b>Mulberry</b>  | 1,439                        | \$943,095                                | \$716,752                                | \$5,558                           |
|                  | <b>Lily</b>      | 1,517                        | \$1,024,041                              | \$778,271                                | \$5,558                           |
|                  | <b>Dahlia</b>    | 1,695                        | \$1,144,198                              | \$869,591                                | \$5,954                           |
|                  | <b>Pine</b>      | 1,707                        | \$991,265                                | \$753,362                                | \$5,954                           |

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# GARDENSIDE FEE SCHEDULE

## FEES AS OF JANUARY 2025

| Floor Plan        |           | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|-------------------|-----------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| 3 BR, 2½ BA       | Magnolia  | 2,541                        | \$1,655,074                              | \$1,295,339                              | \$6,484                           |
| 3 BR, 3 BA        | Dogwood   | 2,042                        | \$1,288,604                              | \$979,339                                | \$6,484                           |
|                   | Lavender  | 2,123                        | \$1,365,733                              | \$1,037,957                              | \$6,484                           |
|                   | Azalea    | 2,160                        | \$1,389,535                              | \$1,056,047                              | \$6,484                           |
|                   | Spruce    | 2,173                        | \$1,397,898                              | \$1,062,403                              | \$6,484                           |
|                   | Wisteria  | 2,183                        | \$1,404,331                              | \$1,067,292                              | \$6,484                           |
|                   | Rosemary  | 2,189                        | \$1,408,191                              | \$1,070,225                              | \$6,484                           |
|                   | Gardenia  | 2,289                        | \$1,472,522                              | \$1,119,117                              | \$6,484                           |
|                   | Hydrangea | 2,330                        | \$1,498,897                              | \$1,139,162                              | \$6,484                           |
| Second Person Fee |           |                              | \$50,000                                 | \$35,000                                 | \$1,666                           |

### MONTHLY FEE INCLUDES:

|                                       |                                           |                                      |
|---------------------------------------|-------------------------------------------|--------------------------------------|
| • Flexible dining plan                | • Weekly housekeeping                     | • Meeting rooms for clubs and events |
| • Casual and formal restaurants       | • Apartment maintenance                   | • Center for Healthy Living          |
| • Scheduled transportation            | • All utilities (except phone & Internet) | • Landscaping and snow removal       |
| • Garage parking                      | • Fitness center                          |                                      |
| • 24-hour emergency response/security | • Indoor heated salt water pool           |                                      |

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

Assisted living, memory care, skilled nursing, home care, and social day program are available on campus for an additional fee.

Residents who select the 90% or 50% plan may access a portion of the refund to cover long-term care costs as detailed in the agreement.

\*Please review 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.

# GARDENSIDE FEE SCHEDULE



## FEES AS OF JANUARY 2025

| Floor Plan       |                  | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|------------------|------------------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| 1 BR, 1 BA       | <b>Amaryllis</b> | 882                          | \$553,207                                | \$420,438                                | \$4,630                           |
| 1 BR, 1½ BA      | <b>Orchid</b>    | 902                          | \$595,528                                | \$452,601                                | \$4,764                           |
|                  | <b>Aster</b>     | 935                          | \$586,450                                | \$445,702                                | \$4,764                           |
| 1 BR, 1½ BA, Den | <b>Lotus</b>     | 1,092                        | \$740,284                                | \$562,615                                | \$4,895                           |
|                  | <b>Primrose</b>  | 1,179                        | \$823,240                                | \$625,663                                | \$4,895                           |
|                  | <b>Verbena</b>   | 1,186                        | \$852,972                                | \$648,259                                | \$4,895                           |
|                  | <b>Sage</b>      | 1,193                        | \$808,753                                | \$614,653                                | \$4,895                           |
|                  | <b>Thistle</b>   | 1,198                        | \$812,143                                | \$617,229                                | \$4,895                           |
|                  | <b>Goldenrod</b> | 1,216                        | \$891,529                                | \$677,562                                | \$4,895                           |
|                  | <b>Lilac</b>     | 1,269                        | \$860,275                                | \$653,809                                | \$4,895                           |
|                  | <b>Meadow</b>    | 1,284                        | \$896,557                                | \$681,383                                | \$4,895                           |
| 2 BR, 2 BA       | <b>Iris</b>      | 1,270                        | \$947,149                                | \$719,833                                | \$5,293                           |
|                  | <b>Jasmine</b>   | 1,289                        | \$943,008                                | \$716,686                                | \$5,293                           |
|                  | <b>Freesia</b>   | 1,325                        | \$941,112                                | \$715,245                                | \$5,293                           |
|                  | <b>Trillium</b>  | 1,329                        | \$972,271                                | \$738,926                                | \$5,293                           |
|                  | <b>Zinnia</b>    | 1,329                        | \$886,290                                | \$673,580                                | \$5,293                           |
|                  | <b>Ivy</b>       | 1,330                        | \$973,003                                | \$739,482                                | \$5,293                           |
|                  | <b>Camillia</b>  | 1,373                        | \$975,205                                | \$741,156                                | \$5,293                           |
| 2 BR, 2 BA, Den  | <b>Rosewood</b>  | 1,563                        | \$1,055,093                              | \$801,871                                | \$5,954                           |
| 2 BR, 2½ BA, Den | <b>Mulberry</b>  | 1,439                        | \$943,095                                | \$716,752                                | \$5,558                           |
|                  | <b>Lily</b>      | 1,517                        | \$1,024,041                              | \$778,271                                | \$5,558                           |
|                  | <b>Dahlia</b>    | 1,695                        | \$1,144,198                              | \$869,591                                | \$5,954                           |
|                  | <b>Pine</b>      | 1,707                        | \$991,265                                | \$753,362                                | \$5,954                           |

CONTINUED ON BACK »

# GARDENSIDE FEE SCHEDULE

## FEES AS OF JANUARY 2025

| Floor Plan        |           | Square Feet<br>(Approximate) | Prices Starting at<br>(90% Refund Plan)* | Prices Starting at<br>(50% Refund Plan)* | Monthly Fee<br>(Single Occupancy) |
|-------------------|-----------|------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| 3 BR, 2½ BA       | Magnolia  | 2,541                        | \$1,655,074                              | \$1,295,339                              | \$6,484                           |
| 3 BR, 3 BA        | Dogwood   | 2,042                        | \$1,288,604                              | \$979,339                                | \$6,484                           |
|                   | Lavender  | 2,123                        | \$1,365,733                              | \$1,037,957                              | \$6,484                           |
|                   | Azalea    | 2,160                        | \$1,389,535                              | \$1,056,047                              | \$6,484                           |
|                   | Spruce    | 2,173                        | \$1,397,898                              | \$1,062,403                              | \$6,484                           |
|                   | Wisteria  | 2,183                        | \$1,404,331                              | \$1,067,292                              | \$6,484                           |
|                   | Rosemary  | 2,189                        | \$1,408,191                              | \$1,070,225                              | \$6,484                           |
|                   | Gardenia  | 2,289                        | \$1,472,522                              | \$1,119,117                              | \$6,484                           |
|                   | Hydrangea | 2,330                        | \$1,498,897                              | \$1,139,162                              | \$6,484                           |
| Second Person Fee |           |                              | \$50,000                                 | \$35,000                                 | \$1,666                           |

### MONTHLY FEE INCLUDES:

|                                       |                                           |                                      |
|---------------------------------------|-------------------------------------------|--------------------------------------|
| • Flexible dining plan                | • Weekly housekeeping                     | • Meeting rooms for clubs and events |
| • Casual and formal restaurants       | • Apartment maintenance                   | • Center for Healthy Living          |
| • Scheduled transportation            | • All utilities (except phone & Internet) | • Landscaping and snow removal       |
| • Garage parking                      | • Fitness center                          |                                      |
| • 24-hour emergency response/security | • Indoor heated salt water pool           |                                      |

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

Assisted living, memory care, skilled nursing, home care, and social day program are available on campus for an additional fee.

Residents who select the 90% or 50% plan may access a portion of the refund to cover long-term care costs as detailed in the agreement.

\*Please review 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.

Exhibit N:

Based on the actuarial data provided in Ingleside at King Farm's actuarial study dated December 31, 2023, we expect the life expectancy of future resident is 11.6 years for the typical female entrant and 8.3 years for the typical male entrant. These values are based on actuarial decrement assumptions that were developed from an analysis of King Farm experience.

Table 1.3

Individual Life Expectancies for 2024 Residents in  
Independent Living in Ingleside at King Farm  
(Based on 12/31/2022 - Baseline Decrements)

| Current Age | Life Expectancy<br>for<br>Residents in<br>Independ-<br>ent Living | Portion of<br>Lifetime in<br>Independ-<br>ent Living | Portion of<br>Lifetime in<br>Assisted<br>Living | Portion of<br>Lifetime in<br>Nursing<br>Care |
|-------------|-------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------|----------------------------------------------|
| -----       | -----                                                             | -----                                                | -----                                           | -----                                        |
| FEMALE      |                                                                   |                                                      |                                                 |                                              |
| 60          | 21.8 years                                                        | 19.9 years                                           | 1.3 years                                       | 0.6 years                                    |
| 65          | 19.7                                                              | 17.7                                                 | 1.4                                             | 0.6                                          |
| 70          | 17.2                                                              | 15.2                                                 | 1.4                                             | 0.6                                          |
| 75          | 14.4                                                              | 12.2                                                 | 1.5                                             | 0.7                                          |
| 80 *        | 11.6                                                              | 9.5                                                  | 1.5                                             | 0.6                                          |
| 85          | 9.2                                                               | 7.2                                                  | 1.4                                             | 0.6                                          |
| 90          | 7.1                                                               | 5.4                                                  | 1.2                                             | 0.5                                          |
| 95          | 5.4                                                               | 4.2                                                  | 0.8                                             | 0.4                                          |
| 100         | 4.1                                                               | 3.3                                                  | 0.5                                             | 0.3                                          |
| MALE        |                                                                   |                                                      |                                                 |                                              |
| 60          | 18.2 years                                                        | 17.4 years                                           | 0.6 years                                       | 0.2 years                                    |
| 65          | 16.5                                                              | 15.5                                                 | 0.7                                             | 0.3                                          |
| 70          | 14.4                                                              | 13.4                                                 | 0.7                                             | 0.3                                          |
| 75          | 11.8                                                              | 10.8                                                 | 0.7                                             | 0.3                                          |
| 80          | 9.3                                                               | 8.3                                                  | 0.7                                             | 0.3                                          |
| 82 *        | 8.3                                                               | 7.3                                                  | 0.7                                             | 0.3                                          |
| 85          | 7.0                                                               | 6.0                                                  | 0.7                                             | 0.3                                          |
| 90          | 5.2                                                               | 4.4                                                  | 0.6                                             | 0.2                                          |
| 95          | 3.8                                                               | 3.2                                                  | 0.4                                             | 0.2                                          |
| 100         | 2.8                                                               | 2.5                                                  | 0.2                                             | 0.1                                          |

\* Average age at entry for residents of Independent Living.

Table 1.3

Individual Life Expectancies for 2024 Residents in  
Assisted Living in Ingleside at King Farm  
(Based on 12/31/2022 - Baseline Decrements)

| Current Age<br>----- | Life Expectancy<br>for<br>Residents in<br>Assisted<br>Living<br>----- | Portion of<br>Lifetime in<br>Independ-<br>ent Living<br>----- | Portion of<br>Lifetime in<br>Assisted<br>Living<br>----- | Portion of<br>Lifetime in<br>Nursing<br>Care<br>----- |
|----------------------|-----------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|
| FEMALE               |                                                                       |                                                               |                                                          |                                                       |
| 60                   | 7.8 years                                                             | 0.0 years                                                     | 6.4 years                                                | 1.4 years                                             |
| 65                   | 7.7                                                                   | 0.0                                                           | 6.3                                                      | 1.4                                                   |
| 70                   | 7.3                                                                   | 0.0                                                           | 6.0                                                      | 1.3                                                   |
| 75                   | 6.9                                                                   | 0.0                                                           | 5.7                                                      | 1.2                                                   |
| 80                   | 6.3                                                                   | 0.0                                                           | 5.2                                                      | 1.1                                                   |
| 85                   | 5.5                                                                   | 0.0                                                           | 4.6                                                      | 0.9                                                   |
| 88 *                 | 4.9                                                                   | 0.0                                                           | 4.1                                                      | 0.8                                                   |
| 90                   | 4.5                                                                   | 0.0                                                           | 3.8                                                      | 0.7                                                   |
| 95                   | 3.6                                                                   | 0.0                                                           | 3.1                                                      | 0.5                                                   |
| 100                  | 2.8                                                                   | 0.0                                                           | 2.5                                                      | 0.3                                                   |
| MALE                 |                                                                       |                                                               |                                                          |                                                       |
| 60                   | 5.7 years                                                             | 0.0 years                                                     | 4.9 years                                                | 0.8 years                                             |
| 65                   | 5.6                                                                   | 0.0                                                           | 4.8                                                      | 0.8                                                   |
| 70                   | 5.3                                                                   | 0.0                                                           | 4.6                                                      | 0.7                                                   |
| 75                   | 4.8                                                                   | 0.0                                                           | 4.2                                                      | 0.6                                                   |
| 80                   | 4.2                                                                   | 0.0                                                           | 3.7                                                      | 0.5                                                   |
| 85                   | 3.6                                                                   | 0.0                                                           | 3.2                                                      | 0.4                                                   |
| 86 *                 | 3.5                                                                   | 0.0                                                           | 3.1                                                      | 0.4                                                   |
| 90                   | 3.0                                                                   | 0.0                                                           | 2.7                                                      | 0.3                                                   |
| 95                   | 2.5                                                                   | 0.0                                                           | 2.3                                                      | 0.2                                                   |
| 100                  | 2.0                                                                   | 0.0                                                           | 1.8                                                      | 0.2                                                   |

\* Average age for residents of Assisted Living.



Table 1.3

Individual Life Expectancies for 2024 Residents in  
Nursing Care in Ingleside at King Farm  
(Based on 12/31/2022 - Baseline Decrements)

| Current Age<br>----- | Life Expectancy<br>for<br>Residents in<br>Nursing<br>Care<br>----- | Portion of<br>Lifetime in<br>Independ-<br>ent Living<br>----- | Portion of<br>Lifetime in<br>Assisted<br>Living<br>----- | Portion of<br>Lifetime in<br>Nursing<br>Care<br>----- |
|----------------------|--------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|
| FEMALE               |                                                                    |                                                               |                                                          |                                                       |
| 60                   | 2.9 years                                                          | 0.0 years                                                     | 0.0 years                                                | 2.9 years                                             |
| 65                   | 2.9                                                                | 0.0                                                           | 0.0                                                      | 2.9                                                   |
| 70                   | 2.9                                                                | 0.0                                                           | 0.0                                                      | 2.9                                                   |
| 75                   | 2.7                                                                | 0.0                                                           | 0.0                                                      | 2.7                                                   |
| 80                   | 2.5                                                                | 0.0                                                           | 0.0                                                      | 2.5                                                   |
| 85                   | 2.2                                                                | 0.0                                                           | 0.0                                                      | 2.2                                                   |
| 90                   | 1.8                                                                | 0.0                                                           | 0.0                                                      | 1.8                                                   |
| 91 *                 | 1.8                                                                | 0.0                                                           | 0.0                                                      | 1.8                                                   |
| 95                   | 1.5                                                                | 0.0                                                           | 0.0                                                      | 1.5                                                   |
| 100                  | 1.2                                                                | 0.0                                                           | 0.0                                                      | 1.2                                                   |
| MALE                 |                                                                    |                                                               |                                                          |                                                       |
| 60                   | 1.8 years                                                          | 0.0 years                                                     | 0.0 years                                                | 1.8 years                                             |
| 65                   | 1.8                                                                | 0.0                                                           | 0.0                                                      | 1.8                                                   |
| 70                   | 1.8                                                                | 0.0                                                           | 0.0                                                      | 1.8                                                   |
| 75                   | 1.7                                                                | 0.0                                                           | 0.0                                                      | 1.7                                                   |
| 80                   | 1.3                                                                | 0.0                                                           | 0.0                                                      | 1.3                                                   |
| 85                   | 1.1                                                                | 0.0                                                           | 0.0                                                      | 1.1                                                   |
| 87 *                 | 1.1                                                                | 0.0                                                           | 0.0                                                      | 1.1                                                   |
| 90                   | 1.0                                                                | 0.0                                                           | 0.0                                                      | 1.0                                                   |
| 95                   | 0.8                                                                | 0.0                                                           | 0.0                                                      | 0.8                                                   |
| 100                  | 0.7                                                                | 0.0                                                           | 0.0                                                      | 0.7                                                   |

\* Average age for residents of Nursing Care.