

KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC.

DISCLOSURE STATEMENT May 2026

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 2026

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KING FARM PRESBYTERIAN RETIREMENT COMMUNITY, INC DISCLOSURE
STATEMENT

May 2026

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 community and the land on which the community is located are owned by King Farm Presbyterian Retirement Community Inc., d/b/a 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

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
702 King Farm Boulevard, Suite 510
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 worked as a financial and operations executive for over 30 years. Most recently as the chief operating officer at Central Union Mission, a not-for-profit organization helping the poor in the District of Columbia, Virginia, and Maryland. 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

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

Phillip Magidson, M.D., M.P.H – Vice Chair

Phillip Magidson, MD, MPH is a faculty member within the Department of Emergency Medicine and Division of Geriatric Medicine and Gerontology at Johns Hopkins School of Medicine. Dr. Magidson graduated from George Washington University School of Medicine where he also received a Masters in Public Health. He then completed residency training in both internal medicine and emergency medicine at the University of Maryland School of Medicine followed by a clinical fellowship in geriatric medicine at Johns Hopkins Bayview Medical Center. Dr. Magidson has dedicated his career to improving the care of older adults with medical education, clinical research and operational leadership experiences locally, nationally and internationally on topics related to geriatric medicine and emergency medicine. Dr. Magidson is a fellow of the American College of Physicians, American Academy of Emergency Medicine and American College of Emergency Physicians and maintains a clinically active practice within emergency medicine, internal medicine, and geriatric medicine. He and his wife, Dr. May Chen, reside in Baltimore, MD.

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 44 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 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 \$130 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. While in Havre de Grace she 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 Westminster at Lake Ridge in 2018 she has been active with the development, finance, hospitality and dining committees. She currently is the Chair of the Westminster Ingleside Foundation Board of Directors. She also serves on the Ingleside Boards of Directors, the Ingleside Finance and Investment Committee, the WLR Finance Committee and the WLR Development Committee.

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.

Phil Collyer, Alternate Resident Director IKF

Philip Collyer brings decades of cross-sector leadership to the Ingleside Board, drawing on experience as a scientist, engineer, business executive, and nonprofit leader. He has founded and managed both for-profit and nonprofit organizations, served on multiple boards, and was appointed to two state commissions on volunteerism. He was also recognized as a WETA "Hometown Hero" for nonprofit leadership in the District of Columbia. A long-time advocate for nonprofit economic self-sustainability, Phil was a founding board member of NESsT, an international organization dedicated to sustaining social enterprises in Latin America and Eastern Europe. His career spans two distinct halves: early work in minerals exploration, mine development, nuclear waste disposal, and aerospace fuel safety, followed by senior nonprofit leadership at both local and national organizations. Before retiring in 2014, he launched what became a \$60 million taxable nonprofit subsidiary that grew 20 percent year over year, and he served for several years as board chair of a 130-year-old therapeutic treatment and special education school in Washington, D.C. Phil lives in Rockville, Maryland, with his wife, a retired federal district court judge. Their son is the chief information security officer for a Fortune 100 company.

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 Non-Resident Fellow at The Urban Institute in Washington, DC, where he is affiliated with the Health Policy Center and the Urban-Brookings Tax Policy Center. He is the author of the book *Caring for Our Parents* (St. Martin's Press) and writes a regular column on aging issues for Forbes.com. 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 has served on several non-profit boards, including Daughters of the American Revolution, a national organization that supports family caregivers. He previously served as chair of the board of trustees of Suburban Hospital (Bethesda, MD) and trustee of Johns Hopkins Medicine. He also served on the Johns Hopkins Health System's National Capital Region Executive Governance Committee and the Johns Hopkins Medicine Patient Safety and Quality Committee. He was president of the Jewish Council for the Aging of Greater Washington and of Tifereth Israel Congregation in Washington, DC.

Gregg E. Johnson

Gregg Johnson was co-founder in 1992 of BIA Capital Strategies and served as a managing director until retirement in 2022. He provided strategic financial advice in mergers and acquisitions, financial recapitalizations and special situations, and raised nearly \$1 billion in debt and equity capital, particularly in media and communications firms. He was also a general partner and co-founder of BIA Digital Partners, which invested \$300 million of debt and equity funding in 38 lower middle market U.S. companies. Prior to joining BIA Capital Strategies, Mr. Johnson was the division manager of the Healthcare and Communications Lending Groups at American Security Bank (now part of Bank of America) in Washington, 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 B.S. in Commerce from the University of Virginia and an MBA 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.

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).

Melissa Messina

Melissa Messina serves as counsel to commercial and investment banks, political subdivisions, economic development agencies, for-profit and nonprofit entities, corporate trustees and bond purchasers in all types of tax-exempt and taxable bond transactions. She has also served as bond counsel on conduit bond financing transactions for life plan communities, hospitals, charter schools, independent schools, universities and other 501(c)(3) organizations, as well as on economic development transactions involving tax increment financing, special development districts, transit-oriented development and public-private-partnerships. Melissa previously served as a municipal advisor and investment banker at HJ Sims, counseling nonprofit life plan communities, assisted living and skilled nursing facilities. She frequently advised management and boards of communities on capital and strategic planning matters to help them fulfill and expand their missions. She also represents financial institutions in connection with private banking, wealth management lending, asset-based lending, commercial finance transactions, and commercial real estate secured loans. With experience as counsel to lenders, issuers, underwriters, developers and trustees, Melissa is known for managing transactions to anticipate and resolve issues and for promoting long-term relationships among transaction parties.

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

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

1. Has been convicted of a felony or pleaded nolo contendere to a felony charge, if the felony involved fraud, embezzlement, fraudulent conversion, or misappropriation of property.
2. Has been held liable or enjoined in a civil action by final judgment, if the civil action involved fraud, embezzlement, fraudulent conversion, or misappropriation as a fiduciary.
3. Has been subject to an effective injunctive or restrictive order of a court of record in an action that arose out of or related to business activity or health care, including an action that affected a license to operate a facility or service for senior, impaired, or dependent persons; or in the past 10 years, had a state or federal license or permit suspended or revoked because a governmental unit brought an action that arose out of or related to business activity or health care, including an action that affected a license to operate a facility or service for senior, impaired, or dependent persons.

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 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, 2025, \$123,185,000 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. \$150,000 is the remaining balance of this loan as of December 31, 2025.

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.
- Fitness and activities planning and coordination.
- Priority access to Assisted Living, Memory Support 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
- Individual USPS mailboxes; and mail cubbies.

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, Memory Support 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, Memory Support 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 **\$130.00**, with a **discounted rate of \$100.00** 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 and Mental Hygiene as a Level 3, High Level of Care Assisted Living facility, and is licensed to provide low, moderate, and high levels of care.

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

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

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

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

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

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

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

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

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

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

Assisted Living: Relationships with Other Providers or Services

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

Assisted Living: Locks for Storage:

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

Assisted Living: Right of Entry / Security Procedures

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

16. 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; Department of Health and Mental Hygiene, Office of Health Care Quality (for Assisted Living, Comprehensive and Continuing Care residents); Long-Term Care Ombudsman (for Assisted Living, Comprehensive and Continuing Care residents); Montgomery County Department of Social Services (for adult protective services); or any other regulatory agency having jurisdiction over the matter, including, but not limited to, Medicare and Medicaid.

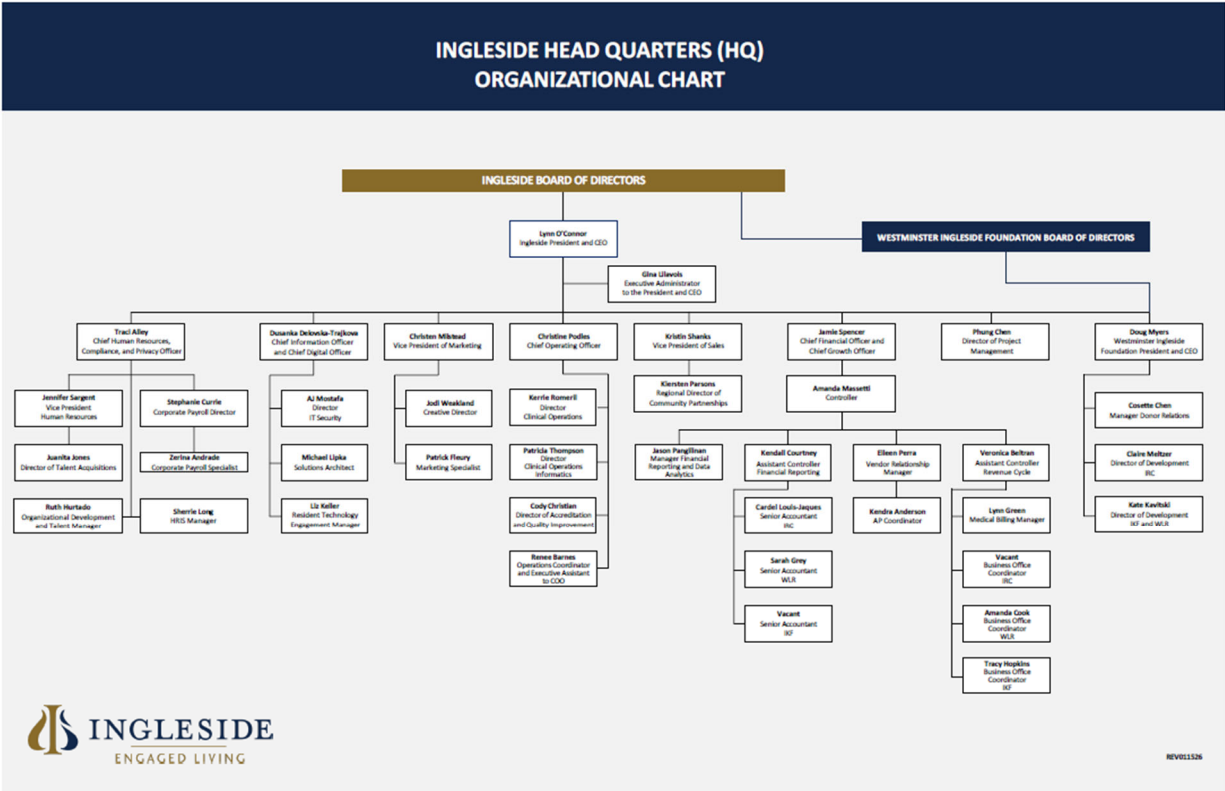
17. Amendment of Disclosure Statement

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 A

Exhibit A



REV011326

Exhibit G1

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>
Assets		
Current Assets		
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
Investments	19,915,625	19,704,352
Assets Whose Use is Limited, Net	18,531,145	18,191,742
Property and Equipment, Net	233,683,003	242,573,802
Loan Receivable From Affiliates	394,501	417,001
Interest in Net Assets of the Foundation	<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>
Liabilities and Net Assets (Deficit)		
Current Liabilities		
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
Long-Term Debt, Net	123,217,580	126,911,028
Priority Deposits	3,503,972	2,092,702
Deferred Revenue From Entrance Fees	43,789,683	44,787,021
Refundable Advance	1,567,353	4,832,262
Refundable Entrance Fees, Net	<u>192,798,013</u>	<u>200,010,538</u>
Total liabilities	<u>375,939,074</u>	<u>386,797,375</u>
Net Assets (Deficit)		
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

	2025	2024
Revenues Without Donor Restrictions		
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
Expenses		
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)
Other Income (Expenses)		
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 change in net deficit without donor restrictions	5,732,702	817,253
Net Assets With Donor Restrictions		
Change in interest in net assets of the Foundation	1,543,985	541,378
Change in net deficit	7,276,687	1,358,631
Net Deficit, Beginning	(94,891,163)	(96,249,794)
Net Deficit, Ending	<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>
Cash Flows From Operating Activities		
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>
Cash Flows From Investing Activities		
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>
Cash Flows From Financing Activities		
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)
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Beginning	<u>12,753,184</u>	<u>13,834,673</u>
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Ending	<u>\$ 16,517,534</u>	<u>\$ 12,753,184</u>
Supplementary Disclosure of Cash Flow Information		
Interest paid	<u>\$ 6,401,087</u>	<u>\$ 6,540,425</u>
Supplementary Disclosure of Noncash Investing and Financing Activities		
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.

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.

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.

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
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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.

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.

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.

Exhibit G2

Ingleside at King Farm Statement of Operations and Changes in Net Assets Period Ended December 31, 2026

Reporting Book:

As of Date:

Location:

	2026 Approved Budget	2027 Projected Budget	2028 Projected Budget	
Revenues, Gains and Other Support:				
Independent Living	\$ 26,817,123	\$ 27,889,808	\$ 29,005,400	1
Healthcare Services - Assisted Living	5,528,128	\$ 5,749,253	\$ 5,979,223	2
Healthcare Services - Memory Support Assisted Living	4,934,592	\$ 5,131,976	\$ 5,337,255	3
Healthcare Services - Skilled Nursing	8,243,014	\$ 8,572,735	\$ 8,915,644	4
Ingleside Engaged	299,036	\$ 310,997	\$ 323,437	5
Resident and Other Services	791,451	\$ 823,109	\$ 856,033	6
Medicare B Therapy	0	\$ 0	\$ 0	7
Amortization of Deferred Revenue from Entrance Fees	5,365,100	\$ 5,579,704	\$ 5,802,892	8
Total Revenues, Gains and Other Support	51,978,444	54,057,582	56,219,885	
Expenses:				
General & Administrative	4,179,388	4,304,770	4,433,913	15
Sales & Marketing	1,099,110	1,132,083	1,166,046	16
Resident and Social Services	2,018,772	2,079,335	2,141,715	17
Environmental Services and Plant Operations	8,363,084	8,613,977	8,872,396	18
Dining Services	8,538,881	8,795,047	9,058,899	19
Health and Wellness	8,752,329	9,014,899	9,285,346	20
Medicare B Therapy	0	0	0	21
Management Fee	2,788,371	2,899,014	3,014,060	22
Bad Debt	25,000	25,000	25,000	23
Total Expenses	35,764,935	36,864,125	37,997,374	
Operating Income (Loss) Before Interest, Deprec. & Amort.	16,213,509	17,193,457	18,222,511	
Interest, Depreciation, and Amortization				
Depreciation & Amortization	12,193,380	12,559,181	12,935,957	25
Interest Expense	5,815,817	5,641,342	5,472,102	26
Total Interest, Depreciation, and Amortization	18,009,197	18,200,524	18,408,059	
Operating Income (Loss) After Interest, Deprec. & Amort.	(1,795,688)	(1,007,067)	(185,548)	
Other Changes in Net Assets				
Contributions - Resident Upgrades	336,100	346,183	356,568	27
Contributions - Foundation	500,000	200,000	250,000	28
Interest and Dividend Income	1,133,400	1,161,735	1,190,778	29
Net Realized Gain (Loss) on Investments	0	0	0	30
Net Unrealized Gain (Loss) on Investments	0	0	0	31
Gain (Loss) on Charitable Gift Annuities	0	0	0	32
Gain (Loss) on Disposition of Assets	0	0	0	33
Employee Retention Credit	0	0	0	34
Change in Net Assets of the Foundation	70,800	72,924	75,112	38
Total Other Changes in Net Assets	2,040,300	1,780,842	1,872,459	
Total Increase/(Decrease) in Net Assets	\$ 244,612	\$ 773,775	\$ 1,686,910	

*Line numbers are associated with specific financial statement accounts. If there is no data associated with an account, both the financial statement account and the associated line number will not be present on the :

Exhibit G3

Ingleside at King Farm
Statement of Cash Flows - Summary
Period Ended December 31, 2026

Reporting Book:
As of Date:
Location:

ACCRUAL
12/31/2026
Ingleside at King Farm

	2026	2027	2028	
	Approved Budget	Projected Budget	Projected Budget	
Increase/(Decrease) in Net Assets	244,612	773,775	1,686,910	1
Adjustments to Convert to Cash Basis				
Add: Depreciation and Amortization	12,193,380	12,559,181	12,935,957	2
Subtract: Amortization of Deferred Revenue from Entrance Fees	(5,365,100)	(5,579,704)	(5,802,892)	3
Other Changes in Operating Cash Flow	(70,800)	(72,924)	(75,112)	4
Net Cash Generated from Operations	7,002,092	7,680,328	8,744,863	
Net Entrance Fees	4,043,231	6,583,000	7,765,000	5
Capital Budget	(5,488,900)	(5,785,000)	(5,987,000)	6
Investment Activity	0	0	0	7
Notes Receivable	30,000	30,000	30,000	8
Net Payment of Long-Term Debt	(3,395,000)	(3,455,000)	(3,575,000)	9
Net Cash Flow	\$ 2,191,423	\$ 5,053,328	\$ 6,977,863	

*Line numbers are associated with specific financial statement accounts. If there is no data associated with an account, both the financial statement account and the associated line number will not be present on the statement.

Exhibit I:

**History of Fees
Ingleside at King Farm**

Year	Monthly Fee Increase
2010	3.5%
2011	3.5%
2012	3.5%
2013	3.5%
2014	3.5%
2015	3.5%
2016	3.5%
2017	3.5%
2018	3.5%
2019	3.5%
2020	3.5%
2021	4.5%
2022	5.5%
2023	9%
2024	4%
2025	6%
2026	4%

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

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* - 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	

2022 Ancillary Fees Cont		
Salon Services	Rate	Occurrence
Salon Services	Variable	price offered onsite at salon; subject to change
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	determined by contracted instructors
Personal Training	Variable	pricing determined by individual trainer
Transportation	Rate	Occurrence
Medical Transportation	\$ 24.75	per hour
Medical Transportation with Escort (Health Center Only)	\$ 49.50	per hour
IL Under 5 miles to Medical Appointments (drop-off and pick-up only)	\$ -	no charge; Monday- Friday 8:30am - 4:30pm
Non-Medical Transportation - Monday - Friday 8:30am - 4:30pm	\$ 24.75	per hour
Non-Medical & Medical Transportation - After Hours & Weekends	\$ 43.25	per hour
Cancellation Fee	\$ 25.00	less than 24-hour notice from the time of scheduled transportation from IKF
Cultural Arts	Rate	Occurrence
Trip or Program Cancellation Fee	\$ 5.00	less than 72 hours notice
Other Specialty Classes	Variable	determined by contracted instructors
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 70.00	full day
Non-Resident Full Day	\$ 90.00	full day
Dining Services	Rate	Occurrence
Bistro Meal Resident	\$ 20.00	per meal
Bistro Meal Guest	\$ 26.50	per meal
Bistro Child (age 3-8)	\$ 14.00	per meal
Tarragon Lunch Meal Resident	\$ 17.50	per meal
Tarragon Lunch Meal Guest	\$ 22.50	per meal
Sunday Brunch Meal Resident	\$ 24.25	per meal
Sunday Brunch Meal Guest	\$ 29.50	per meal
Mother's Day Meal Resident	\$ 33.00	per meal
Mother's Day Meal Guest	\$ 40.00	per meal
Holiday & Theme Meal Resident	\$ 30.00	per meal
Holiday & Theme Meal Guest	\$ 37.00	per meal
Courtyard Café Eat-In/Carry Out Meal	\$ 20.00	per meal
Courtyard Café Guest	\$ 26.50	per meal
Delivery Charge	\$ 7.50	per meal
Lump Crab Cake Upcharge	Variable	Market Price

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**

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

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

Assisted Living Entrance Fees – 2023

	Entrance Fee
Private Suite	\$18,250 per person

Assisted Living Monthly Fees - 2023

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

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

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

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

Comprehensive Care Charges -2023 Daily

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

2023 ANCILLARY FEES AND CREDITS

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

2023 Ancillary Fees Cont

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

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

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

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

Assisted Living Entrance Fees – 2024

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

Assisted Living Monthly Fees - 2024

Level 1, Level 2 and Level 3

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

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

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

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

Memory Support Assisted Living Charges -2024

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

Comprehensive Care Charges -2024

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

2024 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit	\$ 10.00	Per person per day
<i>Per person daily credit for extended absences with a notice made 15 days prior to absence; credits begin immediately upon admission to Healthcare or Assisted Living. No credits are issued for any absence less than 15 days.</i>		
Housekeeping	Rate	Occurrence
Laundry (Comforter, Pillows, etc.)	\$ 37.75	for pick-up and delivery/wash
Laundry (Personal - Not Dry Cleaning)	\$ 8.75	per load
Laundry (Health Center Only)	\$ 83.50	per month
Spot Cleaning (Carpets)	\$ 27.00	per 30 min.
Whole Area Cleaning (Carpets)	\$ 54.00	per hour
General Housekeeping	\$ 33.75	per hour
Heavy Housekeeping	Variable	
Trash Removal	\$ 5.75	additional
Turning Mattresses	\$ 34.75	each time
Maintenance	Rate	Occurrence
General Maintenance Services	\$ 53.50	per hour
Additional Maintenance: Ingleside is happy to offer additional maintenance services to our residents, including but not limited to mounting of TVs, installation of grab bars, installation of ceiling fans, picture hanging, general landscaping, and custom services like		

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

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

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

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

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

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

Fountainside Independent Living Residence 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
Dupont – Studio	549	\$353,929	\$240,928	\$170,568	\$3,498
Woodley – 1 BR, 1 Bath	845	\$543,953	\$370,986	\$261,716	\$4,108
Kalorama – 1 BR, 1 Bath	879	\$581,957	\$395,292	\$279,999	\$4,235
Takoma – 1 BR, 1½ Bath, w/ Den	1,024	\$705,760	\$480,938	\$340,391	\$4,911
Congressional – 1 BR, 1½ Bath, w/ Den	1,250	\$811,446	\$552,310	\$389,802	\$5,130
Grosvenor – 2 BR, 2 Bath	1,244	\$855,189	\$581,869	\$410,264	\$5,352
Lafayette – 2 BR, 2½ Bath w/ Den	1,542	\$984,364	\$670,327	\$472,768	\$5,588
Chevy Chase – 2 BR, 2 Bath, Deluxe Corner	1,601	\$996,952	\$678,423	\$478,679	\$5,754
Bethesda – 2 BR, 2 Bath w/ Den Special	1,690	\$1,081,458	\$737,520	\$520,045	\$5,929
Dumbarton – 2 BR, 2½ Bath w/Den	1,799	\$1,092,603	\$749,846	\$535,918	\$6,030
Georgetown – 2 BR, 2 Bath w/Den, Deluxe Corner	1,894	\$1,158,283	\$788,342	\$556,686	\$6,271
Potomac – 3 BR, 3 Bath	2,309	\$1,413,681	\$961,639	\$678,663	\$6,462
SECOND PERSON FEE (for all units)		\$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
1 BR, 1 Bath					
Amaryllis	882	\$553,207	\$420,438	\$342,989	\$4,630
1 BR, 1½ Bath					
Orchid	902	\$595,528	\$452,601	\$369,228	\$4,764
Aster	935	\$586,450	\$445,702	\$363,599	\$4,764
1 BR, 1½ Bath w/Den					
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
2 BR, 2 Bath					
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
2 BR, 2 Bath w/Den					
Rosewood	1,563	\$1,055,093	\$801,871	\$654,158	\$5,954
2 BR, 2½ Bath w/Den					
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
3 BR, 2½ Bath					
Magnolia	2,541	\$1,655,074	\$1,295,339	\$1,085,494	\$6,484
3 BR, 3 Bath					
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
SECOND PERSON FEE (for all units)		\$50,000	\$35,000	\$25,000	\$1,666

All pricing is subject to change per the Residence and Services

Assisted Living Entrance Fees – 2025

Assisted Living Apartment	Entrance Fee
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

Private Suite	Level 1	Level 2	Level 3
Monthly:			
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

Private Suite	Level 1	Level 2	Level 3
Monthly:			
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

Type of Dwelling	Monthly Rate
Standard Room	\$12,935
Large Room	\$14,234
Extra Large Room	\$15,533
Second Person Fee	\$6,483

Comprehensive Care Fees 2025

	Daily
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

Miscellaneous	Rate	Occurrence
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	
Salon Services	Rate	Occurrence
Salon Services	Variable	see salon
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	see instructor
Personal Training	Variable	see trainer
Transportation	Rate	Occurrence
Medical Transportation	\$ 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 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

Cultural Arts / Special Functions	Rate	Occurrence
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
Resident Event Setup Fees	Rate	Occurrence
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
Ingleside Engaged	Rate	Occurrence
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

Fountainside Independent Living Residence Entrance & Monthly Fees
(Fees as of January 1, 2026)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
Dupont – Studio	549	\$353,929	\$240,928	\$170,568	\$3,638
Woodley – 1 BR, 1 Bath	845	\$543,953	\$370,986	\$261,716	\$4,272
Kalorama – 1 BR, 1 Bath	879	\$581,957	\$395,292	\$279,999	\$4,404
Takoma – 1 BR, 1½ Bath, w/ Den	1,024	\$705,760	\$480,938	\$340,391	\$5,107
Congressional – 1 BR, 1½ Bath, w/ Den	1,250	\$811,446	\$552,310	\$389,802	\$5,335
Grosvenor – 2 BR, 2 Bath	1,244	\$855,189	\$581,869	\$410,264	\$5,566
Lafayette – 2 BR, 2½ Bath w/ Den	1,542	\$984,364	\$670,327	\$472,768	\$5,812
Chevy Chase – 2 BR, 2 Bath, Deluxe Corner	1,601	\$996,952	\$678,423	\$478,679	\$5,984
Bethesda – 2 BR, 2 Bath w/ Den Special	1,690	\$1,081,458	\$737,520	\$520,045	\$6,166
Dumbarton – 2 BR, 2½ Bath w/Den	1,799	\$1,092,603	\$749,846	\$535,918	\$6,271
Georgetown – 2 BR, 2 Bath w/Den, Deluxe Corner	1,894	\$1,158,283	\$788,342	\$556,686	\$6,522
Potomac – 3 BR, 3 Bath	2,309	\$1,413,681	\$961,639	\$678,663	\$6,720
SECOND PERSON FEE (for all units)		\$50,000	\$35,000	\$25,000	\$1,733

Floor plans may vary due to apartment modifications. All pricing is subject to change per the Residence and Services Agreement.

Additional Fees - 2026

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

Gardenside - Independent Living Residence Entrance & Monthly Fees (2026)
(Fees as of January 1, 2026)

Residence Type	Square Feet	90% Refundable Entrance Fee*	50% Refundable Entrance Fee#	Declining Balance Refund+	Single Occupancy Monthly Fee
1 BR, 1 Bath					
Amaryllis	882	\$553,207	\$420,438	\$342,989	\$4,815
1 BR, 1½ Bath					
Orchid	902	\$595,528	\$452,601	\$369,228	\$4,955
Aster	935	\$586,450	\$445,702	\$363,599	\$4,955
1 BR, 1½ Bath w/Den					
Lotus	1,092	\$740,284	\$562,615	\$458,976	\$5,091
Primrose	1,179	\$823,240	\$625,663	\$510,409	\$5,091
Verbena	1,186	\$852,972	\$648,259	\$528,843	\$5,091
Sage	1,193	\$808,753	\$614,653	\$501,427	\$5,091
Thistle	1,198	\$812,143	\$617,229	\$503,529	\$5,091
Goldenrod	1,216	\$891,529	\$677,562	\$552,748	\$5,091
Lilac	1,269	\$860,275	\$653,809	\$533,371	\$5,091
Meadow	1,284	\$896,557	\$681,383	\$555,865	\$5,091
2 BR, 2 Bath					
Iris	1,270	\$947,149	\$719,833	\$587,233	\$5,505
Jasmine	1,289	\$943,008	\$716,686	\$584,665	\$5,505
Freesia	1,325	\$941,112	\$715,245	\$583,489	\$5,505
Trillium	1,329	\$972,271	\$738,926	\$602,808	\$5,505
Zinnia	1,329	\$886,290	\$673,580	\$549,500	\$5,505
Ivy	1,330	\$973,003	\$739,482	\$603,262	\$5,505
Camillia	1,373	\$975,205	\$741,156	\$604,627	\$5,505
2 BR, 2 Bath w/Den					
Rosewood	1,563	\$1,055,093	\$801,871	\$654,158	\$6,192
2 BR, 2½ Bath w/Den					
Mulberry	1,439	\$943,095	\$716,752	\$584,719	\$5,780
Lily	1,517	\$1,024,041	\$778,271	\$634,905	\$5,780
Dahlia	1,695	\$1,144,198	\$869,591	\$709,403	\$6,192
Pine	1,707	\$991,265	\$753,362	\$614,585	\$6,192
3 BR, 2½ Bath					
Magnolia	2,541	\$1,655,074	\$1,295,339	\$1,085,494	\$6,743
3 BR, 3 Bath					
Dogwood	2,042	\$1,288,604	\$979,339	\$798,935	\$6,743
Lavender	2,123	\$1,365,733	\$1,037,957	\$846,755	\$6,743
Azalea	2,160	\$1,389,535	\$1,056,047	\$861,512	\$6,743
Spruce	2,173	\$1,397,898	\$1,062,403	\$866,697	\$6,743
Wisteria	2,183	\$1,404,331	\$1,067,292	\$870,686	\$6,743
Rosemary	2,189	\$1,408,191	\$1,070,225	\$873,079	\$6,743
Gardenia	2,289	\$1,472,522	\$1,119,117	\$912,964	\$6,743
Hydrangea	2,330	\$1,498,897	\$1,139,162	\$929,316	\$6,743
SECOND PERSON FEE (for all units)		\$50,000	\$35,000	\$25,000	\$1,733

Assisted Living Entrance Fees – 2026

Assisted Living Apartment	Entrance Fee
Private Suite	\$19,750 per person

2026 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

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$12,225	\$14,544	\$15,882
1 Bedroom	\$12,403	\$14,723	\$16,018
1 Bedroom Deluxe	\$13,160	\$15,481	\$16,818
2 Bedroom	\$16,061	\$18,426	\$19,719

2026 Level 1, Level 2 and Level 3 – Fees for Second Person in Suite

Private Suite	Level 1	Level 2	Level 3
Monthly:			
Studio	\$7,363	\$9,682	\$10,975
1 Bedroom	\$7,452	\$9,771	\$11,109
1 Bedroom Deluxe	\$7,896	\$10,217	\$11,555
2 Bedroom	\$9,636	\$12,001	\$13,294

Memory Support Assisted Living Fees- 2026

Type of Dwelling	Monthly Rate
Standard Room	\$13,452
Large Room	\$14,803
Extra Large Room	\$16,154
Second Person Fee	\$6,742

Comprehensive Care Fees 2026

	Daily
Comprehensive Care Residence	\$705
Comprehensive Care Residence-Deluxe	\$837

2026 ANCILLARY FEES AND CREDITS

Credits	Rate	Occurrence
Absence Credit	\$ 11.00	Per person per day
<i>Per person daily credit for extended absences with written 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. Additionally, residents who receive an away credit will have dining points deducted equivalent to the value of one Bistro meal per day for each day they receive the credit.</i>		
Housekeeping	Rate	Occurrence
Laundry (Comforter, Pillows, etc.)	\$ 43.50	for pick-up and delivery/wash
Laundry (Personal - Not Dry Cleaning)	\$ 9.75	per load
Laundry (Health Center Only)	\$ 89.75	per month
Spot Cleaning (Carpets)	\$ 36.50	per 30 min.
Whole Area Cleaning (Carpets)	\$ 62.25	per hour
General Housekeeping	\$ 36.50	per hour
Heavy Housekeeping	Variable	
Trash Removal	\$ 7.25	additional
Turning Mattresses	\$ 40.00	each time
Maintenance	Rate	Occurrence
General Maintenance Services	\$ 57.50	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	\$ 35.00	each replacement
Additional FOB	\$ 63.50	each (limit of two)
Mailbox Key Replacement	\$ 32.25	each replacement
Mailbox Lock Replacement	\$ 59.50	each replacement
Emergency Pendant	\$ 252.00	each replacement
Garage Door Opener	\$ 61.25	each replacement

Miscellaneous	Rate	Occurrence
Return Check Fee	\$ 43.00	per check
Late Payment Charge	1.50%	of monthly service
Postage Stamps	Actual Costs	
Covered Indoor Parking - 2nd Space	\$ 140.25	per month
Resident ID Badge Replacement	\$ 23.50	per badge
Year-End Billing Summary Report	\$ 6.50	per report
USPS	Actual Costs	
Fed-Ex/UPS	Actual Costs	
Salon Services	Rate	Occurrence
Salon Services	Variable	see salon
Fitness Center	Rate	Occurrence
Other Specialty Classes	Variable	see instructor
Transportation	Rate	Occurrence
Medical Transportation Over 5 miles IL & Health Center (Drop-off and Pick-up Only)	\$ 4.00	per mile Monday-Friday 8:30am-4:30pm
Medical Transportation Under 5 miles IL & Health Center (Drop-off and Pick-up Only)	Free	per mile Monday-Friday 8:30am-4:30pm
Non-Medical Transportation	\$ 4.00	per mile Monday-Friday
Non-Medical & Medical Transportation - After Hours & Weekends	\$ 5.00	per mile, 2 week notice required
Non-Medical & Medical Transportation - to Airport, Baltimore, DC, & Columbia	\$ 5.00	per mile, 2 week notice required
Cancellation Fee	\$ 28.00	<24 hr notice from time of scheduled transportation from IKF

Cultural Arts / Special Functions	Rate	Occurrence
Trip or Program Cancellation Fee	\$ 7.00	< 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	rental cost occurrence divided by # of participants
Other Specialty Classes	Variable	see instructors
Resident Event Setup Fees	Rate	Occurrence
Private Dining Room	\$ 80.50	per 4 hours
Formal Dining Room	\$ 160.75	per 4 hours
Private and Formal Combined	\$ 241.25	per 4 hours
Clubroom	\$ 160.75	per 4 hours
Cultural Arts Center	\$ 268.00	per 4 hours
Cultural Arts Center (1 Room)	\$ 107.25	per 4 hours
Cultural Arts Center (2 Rooms)	\$ 160.75	per 4 hours
Derwood Classroom	\$ 79.75	per 4 hours
Ellicott Classroom	\$ 79.75	per 4 hours
Derwood & Ellicott Classrooms	\$ 159.50	per 4 hours
Ingleside Engaged	\$ 214.25	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 <i>Private Events & Memorial Services</i>	\$ 1.00	per page
Program Bulletin Printing/Copies (Color) <i>Private Events & Memorial Services</i>	\$ 1.25	per page
Ingleside Engaged	Rate	Occurrence
Resident Full Day	\$ 100.00	per day
Non-Resident Full Day	\$ 130.00	per day

Dining Services		
Dining Services	Rate	Occurrence
Bistro Meal Resident	\$ 25.25	per meal
Bistro Meal Guest	\$ 33.25	per meal
Bistro Child (age 3-8)	\$ 17.50	per meal
Sunday Brunch Meal Resident	\$ 30.50	per meal
Sunday Brunch Meal Guest	\$ 36.75	per meal
Mother's Day Meal Resident	\$ 41.50	per meal
Mother's Day Meal Guest	\$ 49.50	per meal
Holiday & Theme Meal Resident	\$ 38.25	per meal
Holiday & Theme Meal Guest	\$ 42.25	per meal
Courtyard Café Eat-In/ Carry Out Meal	\$ 25.25	per meal
Courtyard Café Guest	\$ 33.25	per meal
Delivery Charge	\$ 9.50	per meal
Lump Crab Cake or Filet Mignon Upcharge	Market Price	per meal
701 Lounge Sunday Dinner	a la carte	per item
Reservation No Show	\$ 5.00	per occurrence
Single Quarterly Pricing	\$ 2,272.50	quarterly
Couple Quarterly Pricing	\$ 4,545.00	quarterly
Healthcare Center Guests	Rate	Occurrence
Breakfast	\$ 8.25	per meal
Lunch	\$ 16.25	per meal
Dinner	\$ 20.25	per meal
Children Under 12	Half Price	per meal

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

2026 Medical Supply Ancillary Charges

Item	Price	Unit of Measure
Air Mattress Set	\$ 177.25	each
Abdominal Pad	\$ 6.25	case/box
Alginate Dressing	\$ 19.75	each
Alginate Dressing (1x12)	\$ 15.50	each
Applicator	\$ 2.25	each
Aquaphor	\$ 24.75	each
Bacitracin	\$ 2.25	each
Bandage / Gauze	\$ 3.25	each
Basin	\$ 2.25	each
Bedpan	\$ 2.25	each
Bordered Gauze	\$ 2.25	each
Brief/Underwear	\$ 49.50	case/box
Brief/Underwear XL	\$ 67.00	case/box
Brief/Underwear XXL+	\$ 97.00	case/box
Cannula	\$ 2.25	each
Catheter (Red Rubber or Foley)	\$ 2.75	each
Catheter Kit	\$ 9.75	each
Cold Pack	\$ 2.25	each
Colgate Toothpaste	\$ 3.25	each
Collagen Dressing (1x8)	\$ 12.50	each
Collagen Dressing (2x2)	\$ 15.50	each
Collagen Dressing (4x4)	\$ 25.75	each
Collagen Powder	\$ 25.75	each
Comb/Brush	\$ 2.25	each
Coude Catheter	\$ 9.50	each
Covaderm Dressing	\$ 2.25	each
Covaderm Dressing (4x14)	\$ 5.25	each
Curad Dressing	\$ 2.25	each
Dakins Solution	\$ 25.75	each
Denture Adhesive .75oz	\$ 5.25	each
Denture Adhesive 2.4oz	\$ 10.50	each
Denture Container	\$ 2.25	each
Denture Tablets	\$ 6.25	case/box
Denture Tablets (Efferdent)	\$ 14.50	case/box

Item	Price	Unit of Measure
Deoderant	\$ 2.25	each
Distilled Water	\$ 23.75	case/box
Drain Pouch (1 pc)	\$ 11.50	each
Drain Pouch (2 pc)	\$ 5.25	each
Drainage Bag	\$ 3.25	each
Drainage Bag Cover	\$ 2.25	each
Dressing Kit	\$ 24.75	each
Emesis Basin	\$ 2.25	each
Flu Test	\$ 24.75	each
Fluoride Toothpaste	\$ 2.25	each
Foley Secure	\$ 8.25	each
Foley Strap	\$ 5.25	each
Foley Kit	\$ 34.00	each
Gastronomy Tube	\$ 34.00	each
Geri Sleeve	\$ 19.75	each
Glucose Test Strip	\$ 2.25	each
Hand Sanitizer	\$ 7.25	each
Heel Protector	\$ 67.00	each
Heel Protector (XL)	\$ 107.25	each
Humidifer	\$ 7.25	each
Hydrofera Dressing (2x2)	\$ 10.50	each
Hydrofera Dressing (4x4)	\$ 14.50	each
Hydrocolloid Dressing (2x2)	\$ 3.25	each
Hydrocolloid Dressing (4x4)	\$ 5.25	each
Hydrogel Gauze	\$ 3.25	each
Incentive Spirometer	\$ 7.25	each
Incontinence Products	\$ 57.75	case/box
Iodine Gel	\$ 12.50	each
Iodine Solution	\$ 4.25	each
IV Catheter	\$ 3.25	each
Lancet/Syringe	\$ 2.25	each
Leg Bag	\$ 3.25	each
Liquid Supplement	\$ 5.25	each
Lubrication	\$ 2.25	each

Item	Price	Unit of Measure
Maxorb Dressing (4x4)	\$ 5.25	each
Maxorb Dressing (6x6)	\$ 7.75	each
Mepilex Dressing (4x10, 4x12, 6x6)	\$ 9.50	each
Mepilex Dressing (4x4)	\$ 5.25	each
Mepilex Dressing (6x6)	\$ 8.25	each
Mouthwash (4 oz)	\$ 2.25	each
N95	\$ 3.25	each
Nail Clipper	\$ 2.25	each
Nebulizer Kit/o2 Mask	\$ 2.25	each
Opaque Stocking	\$ 44.50	each
Optifoam (4x4)	\$ 5.25	each
Optifoam (6x6, 4x12)	\$ 9.50	each
Optifoam Gentle Liquitrap	\$ 6.25	each
Ostomy Wafer	\$ 8.25	each
Oxygen Tank / Concentrator	\$ 53.75	each
Paper Surgical Tape	\$ 3.25	each
Poly-Lined Drape	\$ 2.25	each
Powder Supplement	\$ 3.25	each
Evencare Glucose Test Strip	\$ 21.75	each
Active Supplement	\$ 33.00	each
Quilted Wipe	\$ 5.25	each
Razor	\$ 2.25	each
Remedy/Ointment	\$ 6.25	each
Saline Solution	\$ 3.25	each
Shampoo	\$ 4.25	each
Shampoo Cap	\$ 3.25	each
Shave Cream (less than 11 oz)	\$ 2.25	each
Shave Cream (11 oz)	\$ 5.25	each
Slipper	\$ 2.25	each
Sponge Gauze	\$ 2.25	each
Spray Cleanser	\$ 6.25	each
Steristrip	\$ 2.25	each
Stocking	\$ 9.50	each
Stoma Powder	\$ 12.50	each
Suction Kit	\$ 3.75	each

Item	Price	Unit of Measure
Supplement (30 oz)	\$ 35.25	each
Suture Removal Tray	\$ 2.25	each
Telfa Pad	\$ 2.25	each
Therahoney Dressing	\$ 15.50	each
Threflex Bandage	\$ 19.75	each
Toothbrush	\$ 2.25	each
Towel	\$ 2.25	each
Tube-fed Supplement	\$ 7.25	each
Oxygen / Humidifier Tubing	\$ 2.25	each
Urinal	\$ 2.25	each
Urine Collection Hat	\$ 2.25	each
Wedge	\$ 54.75	each
Wipe/Washcloth	\$ 9.50	each
Wound Cleanser (1-2 oz)	\$ 8.25	each
Wound Cleanser (8 oz)	\$ 20.75	each
Wound Paste	\$ 7.25	each
Wound Vacuum-Assisted Closure	\$ 57.25	per day
Wrap Dressing	\$ 4.25	each
Xeroform Dressing	\$ 2.25	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>		
Physical, Occupational, and Speech Therapy Services <i>Services are charged by type of treatment or evaluation, and are based on the Medicare Physician Fee Schedule. A detailed fee schedule is available upon request. Consult with your therapist for specific rates prior to treatment.</i>		

Wellness Clinic Services		
Service	Price	Unit of Measure
Blood Pressure	\$ 10.50	each service
Vital Signs	\$ 10.50	each service
Minor First Aid (Under 15 Minutes)	\$ 21.00	each service
Minor First Aid (15 - 30 Minutes)	\$ 36.50	each service
Blood Sugar Test	\$ 21.00	each service
Dressing (Under 15 Minutes)	\$ 21.00	each service
Dressing (15 - 30 Minutes)	\$ 36.50	each service
Small Needle Box	\$ 10.50	each
Large Needle Box	\$ 15.75	each
Needle Box Disposal	\$ 21.00	each
Bedside Urinal	\$ 8.50	each
Administration of Eye Drops	\$ 21.00	each service
Injections (per injection)	\$ 21.00	each service
Ear Irrigation	\$ 52.00	each service
Med Consult & Instruction (< 15 Min)	\$ 21.00	each service
Med Consult & Instruction (15-30 Min)	\$ 36.50	each service
Registered Dietician Consult (1 Hour)	\$ 104.00	each
PPD for Ext'l Private Aides & Residents	\$ 41.75	each service
In-Home Visit (30 minutes)	\$ 41.75	each
In-Home Visit (60 minutes)	\$ 83.25	each

Ingleside at King Farm

Debt Service Coverage Ratio - Bond Covenant

Rolling 12 Month Period Ended December 31, 2025

	Period Ending 12/31/2025	Year Ending 12/31/2024	
Increase (Decrease) in Net Assets	7,276,696	1,358,633	1
Deduct: Amortization of Deferred Revenue from Entrance Fees	(5,623,414)	(6,178,169)	2
Deduct: Unrealized (Gain) Loss on Investments	(1,133,771)	(833,318)	3
Deduct: Change in NA of Foundation and Trusts	(1,543,985)	(541,378)	4
Deduct: Employee Retention Credit	(3,264,910)	-	
Add: Loss on Disposal	(14,000)	785,018	6
Add: Depreciation and Amortization	12,338,319	12,290,745	7
Add: Interest Expense	5,976,970	6,117,559	8
Add: Cash Entrance Fees, Net of Refunds	825,323	341,561	9
Funds Available for Debt Service	14,837,228	13,340,651	
Maximum Annual Debt Service	9,304,000	9,304,000	10
Debt Service Coverage Ratio (Higher is Better)	1.59	1.43	11
Bond Covenant - End of Fiscal Year	1.20	1.20	12
Budget	1.90	1.83	13
CARF-CCAC single site 50th quartile	3.00	2.56	14

*Line numbers are associated with specific financial statement accounts. If there is no data associated with an account, both the financial statement account and the associated line number will not be present on the statement.

Ingleside at King Farm Schedule of Ratios

As of December 31, 2025

	Year To Date 12/31/2025	Year Ending 12/31/2024	
Days Cash on Hand			
Cash and Cash Equivalents	4,285,875	1,747,900	1
Unrestricted Investments	28,515,625	27,954,351	2
Total Cash and Investments	32,801,500	29,702,252	3
Divided by Daily Operating Expenses	110,386	106,675	
Days Cash on Hand	297	278	4
Bond Covenant - End of Fiscal Year	150	150	5
CARF-CCAC single site 50th quartile	457	439	6
Budget	328	284	7
Net Operating Margin Ratio			
Resident Revenue (excludes EF Amortization)	45,059,586	43,392,249	8
Resident Expense (excludes Interest, Depreciation & Amortization)	34,313,898	32,925,485	9
Net Resident Revenue	10,745,688	10,466,764	10
Divided by Resident Revenue	45,059,586	43,392,250	11
Net Operating Margin Ratio	23.85 %	24.12 %	12
CARF-CCAC single site 50th quartile	6.19 %	3.30 %	13
Budget	23.43 %	24.25 %	14
Operating Ratio			
Cash Operating Expense (Excludes Depreciation & Amortization)	40,290,868	39,043,043	15
Divided by Cash Operating Revenue (Includes Interest & Dividends)	46,449,160	44,822,353	16
Operating Ratio	86.74 %	87.11 %	17
CARF-CCAC single site 50th quartile	97.58 %	101.00 %	18
Budget	89.94 %	90.66 %	19

*Line numbers are associated with specific financial statement accounts. If there is no data associated with an account, both the financial statement account and the associated line number will not be present on the statement.

Ingleside at King Farm Schedule of Ratios

As of December 31, 2025

	Year To Date 12/31/2025	Year Ending 12/31/2024	
Net Operating Margin - Adjusted			
Resident Revenue (excludes EF Amortization)	45,059,586	43,392,249	1
Add: Cash Entrance Fees, Net of Refunds	825,323	341,562	2
Resident Revenue and Cash Entrance Fees	45,884,910	43,733,810	3
Less: Operating Expenses (Excluding Interest)	34,313,898	32,925,484	4
Net Resident Revenue including Cash Entrance Fees	11,571,011	10,808,326	5
Divided by Resident Revenue and Cash Entrance Fees	45,884,909	43,733,810	6
Net Operating Margin (Adjusted)	25.22 %	24.71 %	7
CARF-CCAC single site 50th quartile	21	19	8
Excess Margin Ratio			
Total Revenues	53,941,684	51,960,097	9
Total Expenses	52,629,187	51,333,788	10
Excess Margin	(1,312,497)	(626,309)	11
Divided by Total Revenues	53,941,684	51,960,097	12
Excess Margin Ratio	2.43 %	1.21 %	13
CARF-CCAC single site 50th quartile	2.44 %	(0.37) %	14
Days in Accounts Receivable			
Resident Revenue (excludes EF Amortization)	45,059,586	43,392,249	15
Divided by Days Year to Date	365	366	16
Daily Revenue	123,450.92	118,558.06	17
Patient/Resident Accounts Receivable	610,994	455,451	18
Divided by Daily Revenue	123,450.92	118,558.06	19
Days in Accounts Receivable	4.95	3.84	20
CARF-CCAC single site 50th quartile	14	16	21
Unrestricted Cash & Investments to Long-Term Debt			
Cash and Investments	32,801,500	29,702,251	22
Divided by Long-Term Debt, Less Current Portion	123,277,580	126,971,028	23
Unrestricted Cash & Investments to Long-Term Debt	26.61 %	23.39 %	24
CARF-CCAC single site 50th quartile	67.11 %	69.61 %	25
Average Age of Facilities			
Accumulated Depreciation (Excluding Capitalized Interest)	113,073,603	101,450,982	26
Divided by Annualized Depreciation	12,338,319.09	12,290,744.80	27
Average Age of Facilities	9.16	8.25	28
CARF-CCAC single site 50th quartile	12	12	29

*Line numbers are associated with specific financial statement accounts. If there is no data associated with an account, both the financial statement account and the associated line number will not be present on the statement.

Exhibit G5

King Farm Presbyterian Retirement Community, Inc.

Report on Compliance With Financial Covenants

December 31, 2025

King Farm Presbyterian Retirement Community, Inc.

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Independent Auditors' Report

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

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of King Farm Presbyterian Retirement Community, Inc. (the Organization), which comprise the balance sheet as of December 31, 2025, and the related statements of operations, changes in net deficit and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 30, 2026.

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

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

Baker Tilly US, LLP

New Castle, Pennsylvania
April 30, 2026

King Farm Presbyterian Retirement Community, Inc.

Calculation of Financial Covenants

Year Ended December 31, 2025

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

Change in net deficit	\$ 7,276,687
Change in net assets with donor restrictions	(1,543,985)
Unrealized gains, investments	(1,133,771)
Interest expense	5,976,970
Depreciation	12,338,321
Amortization of entrance fees	(5,623,414)
Loss on disposal of assets	(14,000)
Employee Retention Credit	(3,264,909)
Proceeds from nonrefundable entrance fees	4,626,078
Proceeds from refundable entrance fees, net of priority deposits	9,667,648
Refunds of entrance fees	(13,468,404)

Income available for debt service \$ 14,837,221

Maximum Annual Debt Service \$ 9,304,000

Debt Service Coverage Ratio 1.59

Debt Service Coverage Ratio Required 1.20

Days Cash on Hand**Cash and Investments**

Cash and cash equivalents	\$ 4,285,872
Investments	19,915,625
Assets whose use is limited	20,831,662
Less:	
Assets held under trust indenture	(12,231,662)

Total cash and investments \$ 32,801,497

Cash Operating Expenses

Total operating expenses	\$ 52,629,198
Add:	
Amortization of bond premium	528,892
Less:	
Depreciation	(12,338,321)
Amortization of deferred financing costs	(130,444)

Net cash operating expenses \$ 40,689,325

Daily Cash Operating Expenses \$ 111,478

Days Cash on Hand 294

Days Cash on Hand Required 150