



# COVENANT WOODS

## FILING OF QUARTERLY INFORMATION

Issuer:	Economic Development Authority of Hanover County (Virginia)	CUSIP#
Bonds:	\$30,200,000 Residential Facility Revenue Bonds (Covenant Woods) Series 2018	41077CAP0 41077CAR6 41077CAQ8 41077CAS4
	\$54,540,000 Residential Facility Revenue Bonds (Covenant Woods) Series 2022	41077CAT2 41077CAU9 41077CAV7 41077CAW5 41077CAX3 41077CAY1 41077CAZ8 41077CBA2 41077CBB0 41077CBC8

Date: April 28, 2026

Covenant Woods, the obligated party on the above captioned bonds, is making this filing as the fourth of its quarterly filings for FY2026 of financial and operation information related to the Obligated Group as required in connection with the issuance of the Series 2018 and Series 2022 Bonds.

Included in this package are:

1. Business description & organizational structure
2. Officer certificate of compliance
3. Financial covenants & ratios
4. Management discussion & analysis
5. Covenant Woods financials – March 31, 2026
6. Census Summary
7. Entrance fees received

If there are any questions related to this material, please contact me at [Juanita.parks@covenantwoods.com](mailto:Juanita.parks@covenantwoods.com)

Sincerely,

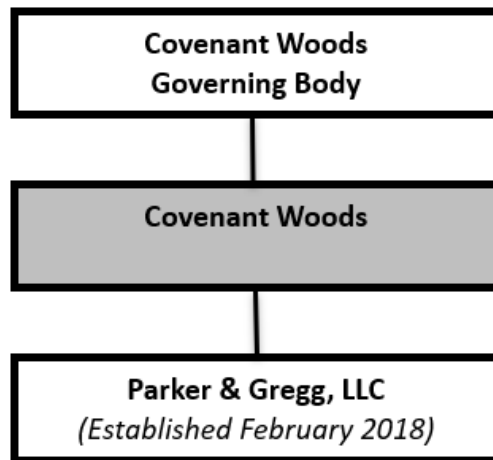
Juanita M Parks  
Chief Financial Officer  
Covenant Woods


## Business Description and Organizational Make Up

Covenant Woods owns and operates a CCRC located at 7090 Covenant Woods Drive, Mechanicsville, Virginia 23111 in Hanover County, Virginia. Covenant Woods is a Virginia non-stock corporation without members. Covenant Woods is also the sole member of Parker & Gregg LLC, a holding company whose purpose is to help fund strategic initiatives and is outside of the Obligated Group. Parker & Gregg is a disregarded entity for tax purposes with all revenues and activities flowing through Covenant Woods 990.

Company organizational structure is as follows:

### Covenant Woods Organizational Structure



 Denotes Obligated Group Member

**Leadership Team:**

<b>Name</b>	<b>Position</b>	<b>Year Employed</b>
Thom Wright	President/CEO	2021
Juanita Parks	Chief Financial Officer	2024
Carrie Davis	Administrator	2002
Erin Melton	Director of Marketing & Sales	2021
Sarah Sundberg	Director of Finance	2013
Peter Karlak	Director of Information Technology	2025
Meghan Tomes	Director of Resident Services & Compliance	2001
Emily Endert	Director of Human Resources	2006
Mike Scheff	Director of Dining Services	2015
LaFon Jackson	Director of Nursing	2021
Andrea Skeens	Director of Spiritual Care	2024
Tim Coffman	Director of Facilities	2020
Laurie Ursiny	Director of Philanthropy	2022
Stephanie Stevens	Director of Rehabilitation	2023

**Obligated Group Member Information****Covenant Woods:**

Accreditation	CARF (Since 2005)
Medicare Star Rating	4 Stars
# of Independent Living Units	231
# of Assisted Living Beds	60
# of Nursing Beds	62

**OFFICER'S QUARTERLY CERTIFICATE REGARDING ADDITIONAL  
DISCLOSURE**

I, Juanita M Parks, DO HEREBY CERTIFY that:

1. I am Chief Financial Officer of Covenant Woods, a not-for-profit Virginia nonstock corporation (the "Corporation").
2. This certificate is being delivered pursuant to Section 5.11 of the Loan Agreement, between the Corporation and the Economic Development Authority of Hanover County. Any capitalized terms used herein and not defined shall have the meaning assigned to them in the Loan Agreement.
3. For the quarter ended March 31, 2026, the Obligated Group's Debt Service Coverage Ratio was 3.61. See Financial Covenants.
4. As of March 31, 2026, the ratio of the Obligated Group's cash and unrestricted investments to Indebtedness was 0.62.
5. As of March 31, 2026, the Obligated Group's Days' Cash on Hand was 545. See Financial Covenants.
6. The occupancy statistics for the Corporation are attached hereto as Census Summary.
7. To the best of my knowledge, the Corporation is in compliance with all covenants contained in the Loan Agreement, the Master Indenture and the Bond Indenture (including any covenant incorporated therein by reference).

IN WITNESS WHEREOF, I have hereunto set my hand this 28<sup>th</sup> day of April 2026.



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Juanita M Parks  
Chief Financial Officer

**OBLIGATED GROUP  
FINANCIAL COVENANTS  
FY 2026**

**March**

**Actual                      Budget**

**Debt Service Coverage Ratio\*:**

Change in Unrestricted Net Assets	\$	6,330,266	\$	(920,771)
Non-cash transactions:				
Less entrance fee amortization		(7,533,461)		(7,469,960)
Add depreciation and amort of right of use asset		6,160,069		6,469,999
Add unrealized loss/Subtract unrealized gain on investments		(3,561,266)		0
Change in Investment in Subsidiary		121,935		0
Cash transactions:				
Add interest expense		3,698,407		3,714,894
Add Loss/Subtract Gain on Disposal of Assets		37,346		0
Add entrance fees received		14,327,284		11,926,513
Less entrance fee refunded		(791,507)		(925,316)
Income Available to Service debt	\$	18,789,073	\$	12,795,359
Debt Service				
Annual Debt Service (Bond and CATIE tablets)	\$	5,209,122	\$	5,209,122
Total Debt Service	\$	5,209,122	\$	5,209,122
Debt Service Coverage Ratio		3.61		2.46
Required by Bond Agreement*^	1.00			
Debt Service Coverage Ratio, Operations Only		0.70		(0.011)

**Days' Cash on Hand\*:**

Cash and cash equivalents		\$6,036,870		\$2,706,000
Investments		43,071,572		34,305,000
		\$49,108,442		\$37,011,000

Total Operating Expenses		\$39,096,611		\$39,981,951
Add:				
Amort of bond premium included in interest expense		\$259,290		\$259,291
Less:				
Depreciation & Right of Use Asset Amort		(6,160,069)		(6,469,999)
Amort of deferred financing costs included in interest expense		(\$106,433)		(\$106,433)
Amort of capitalized interest included in interest expense		(\$225,213)		(\$212,540)
		32,864,186		33,452,270
Days Cash on Hand		545		404
Required by Bond Agreement*	150			

\* Measured Only at Fiscal Year End

^DSCR is 1.00 if Days Cash on Hand is greater than or equal to 300 days. If Days Cash on Hand is less than 300 days, the DSCR increases to 1.20.

## **Covenant Woods FY 2026 – Discussion & Analysis**

FY2026 overall average occupancy was 92.6% vs a budget of 89.8%. Independent Living exceeded budget at the start of the fiscal year and finished the year with an average occupancy of 94.5% vs a budget of 91.7%. This resulted in an average of 6.4 units over budget each month and a primary driver of this was Marketing's proactive sales incentive to occupy the normally hard to sell, less desirable smaller units that now currently have a wait list to move into. FY2026 saw 29 settlements with 18 turnovers, increasing the occupied units by 11 and producing \$13.5m in net entrance fees. Assisted Living, although fluctuating month-to-month, ended FY2026 with an average occupancy of 88.6% vs a budget of 87.2% (or 0.6 units over budget). Memory Support finished FY2026 with an average occupancy of 84.8% vs a budget of 81.0% (0.8 units over budget). Nursing finished FY2026 with an average occupancy of 91.0% vs a budget of 88.7% (1.4 units over budget). Overall, CW maintained an average occupied census of 327.0 units vs a budget of 317, or 9.0 average units over budget.

FY2026 revenues were \$3.0m (7.6%) over budget (\$42.0m vs \$39.0m), primarily resulting from positive variances in IL service fees (\$463k), along with stronger interest & dividends (\$818k), realized gains on the sale of investments (\$676k), and covenant fund subsidy reimbursements (\$654k). FY2026 revenues were \$3.8m (9.9%) greater than prior-year revenues.

FY2026 expenses were \$885k (2.2%) under budget (\$39.0m vs \$39.9m). Expenses increased \$704k (1.8%) compared to the prior year. The favorable budget variance was largely attributable to \$768k savings in payroll related expenses, including benefits and taxes, supplies and materials of \$224k, professional fees of \$121k and food costs of \$112k.

### **Covenants**

As of the end of FY2026, Days Cash on Hand totaled 545 days, well above the budgeted 404 days and comfortably exceeding the required minimum of 150 days. The Debt Service Coverage Ratio was 3.61x, significantly higher than both the budgeted 2.46x and the required 1.00x.

**Covenant Woods**  
**Statement of Operations**  
**For the Twelve Months Ending Tuesday, March 31, 2026**

<b>Actual To Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Over (Under)</b>	<b>%</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Over (Under)</b>	<b>%</b>
Unrestricted revenue, gains, and other support:								
Residential Services - Independent	\$1,522,849	\$1,496,757	\$26,092	1.7%	\$18,085,759	\$17,623,111	\$462,648	2.6%
Residential Services - Assisted Living, net of contractals	344,803	340,599	4,204	1.2%	4,048,660	4,010,277	38,383	1.0%
Residential Services - Nursing, net of contractals	506,430	591,240	(84,810)	-14.3%	6,432,444	6,961,370	(528,926)	-7.6%
Therapy, net of contractals	42,767	1,589	41,178	2591.4%	459,245	18,707	440,538	2354.9%
Amortization of Entrance Fees	587,867	622,497	(34,630)	-5.6%	7,533,461	7,469,960	63,501	0.9%
Administrative Fees on New Entrance Fees	124,238	79,510	44,728	56.3%	1,118,301	954,121	164,180	17.2%
Covenant Program Expenses	(78,768)	(44,027)	(34,741)	-78.9%	(852,085)	(528,330)	(323,755)	-61.3%
Covenant Fund Income and Reimbursements	78,767	16,500	62,267	377.4%	852,085	198,000	654,085	330.3%
Gifts and donations	0	0	0	0.0%	140,660	0	140,660	100.0%
Interest and dividend income	242,694	170,000	72,694	42.8%	2,011,802	1,193,764	818,038	68.5%
Net realized gain (loss) on sale of investments	(8,785)	0	(8,785)	100.0%	676,089	0	676,089	100.0%
Other	109,874	93,433	16,441	17.6%	1,518,472	1,160,200	358,272	30.9%
	<u>3,472,736</u>	<u>3,368,098</u>	<u>104,638</u>	<u>3.1%</u>	<u>42,024,893</u>	<u>39,061,180</u>	<u>2,963,713</u>	<u>7.6%</u>
Expenses:								
Salaries	1,451,220	1,577,638	(126,418)	-8.0%	17,329,367	18,170,189	(840,822)	-4.6%
Benefits	71,197	147,509	(76,312)	-51.7%	1,845,897	1,773,113	72,784	4.1%
Supplies and materials	59,061	73,720	(14,659)	-19.9%	701,698	925,574	(223,876)	-24.2%
Depreciation and amortization	493,353	535,796	(42,443)	-7.9%	6,125,991	6,423,248	(297,257)	-4.6%
Repairs and maintenance	112,650	84,129	28,521	33.9%	1,125,822	1,013,343	112,479	11.1%
Professional fees	25,202	40,073	(14,871)	-37.1%	433,901	555,362	(121,461)	-21.9%
Food	156,202	159,564	(3,362)	-2.1%	1,826,050	1,937,853	(111,803)	-5.8%
Occupancy costs	121,267	161,191	(39,924)	-24.8%	1,972,721	1,942,287	30,434	1.6%
Taxes	84,727	84,727	0	0.0%	1,076,867	1,016,721	60,146	5.9%
Insurance	90,582	50,031	40,551	81.1%	607,237	590,684	16,553	2.8%
Interest	309,087	309,064	23	0.0%	3,732,485	3,761,645	(29,160)	-0.8%
Other	216,562	145,892	70,670	48.4%	2,318,575	1,871,932	446,643	23.9%
	<u>3,191,110</u>	<u>3,369,334</u>	<u>(178,224)</u>	<u>-5.3%</u>	<u>39,096,611</u>	<u>39,981,951</u>	<u>(885,340)</u>	<u>-2.2%</u>
Operating Income (Loss)	281,626	(1,236)	282,862	22885.3%	2,928,282	(920,771)	3,849,053	418.0%
Net realized gain (loss) on disposal of assets	(39,356)	0	(39,356)	100.0%	(37,346)	0	(37,346)	100.0%
Excess of revenues, gains and other support over expenses	242,270	(1,236)	243,506	19701.1%	2,890,936	(920,771)	3,811,707	414.0%
Other changes in unrestricted net assets:								
Net unrealized gain (loss) on investments	(2,106,678)	0	(2,106,678)	100.0%	3,561,266	0	3,561,266	100.0%
Change in Investment in Subsidiaries	(34,703)	0	(34,703)	100.0%	(121,935)	0	(121,935)	100.0%
				-				
				153549.8				
Increase (decrease) in unrestricted net assets	<u>(1,899,111)</u>	<u>(1,236)</u>	<u>(1,897,875)</u>	<u>%</u>	<u>6,330,267</u>	<u>(920,771)</u>	<u>7,251,038</u>	<u>787.5%</u>

**Covenant Woods**  
**Statement of Operations Comparison Quarter**  
**For The Quarter Ending March 31, 2026**

<b>Actual To Actual</b>	<b>Current QTR</b>	<b>Prior Year QTR</b>	<b>Over</b>		<b>Current YTD</b>	<b>Prior YTD</b>	<b>Over</b>	
	<b>Actual</b>	<b>Actual</b>	<b>(Under)</b>	<b>%</b>	<b>Actual</b>	<b>Actual</b>	<b>(Under)</b>	<b>%</b>
Unrestricted revenue, gains, and other support:								
Residential Services - Independent	\$4,538,965	\$4,213,130	\$325,835	7.7%	\$18,085,759	\$16,703,126	\$1,382,633	8.3%
Residential Services - Assisted Living, net of contractals	1,031,035	917,610	113,425	12.4%	4,048,660	3,739,076	309,584	8.3%
Residential Services - Nursing, net of contractals	1,541,780	1,727,365	(185,585)	-10.7%	6,432,444	6,436,336	(3,892)	-0.1%
Therapy, net of contractals	121,752	114,355	7,397	6.5%	459,245	434,479	24,766	5.7%
Amortization of Entrance Fees	1,739,675	2,273,550	(533,875)	-23.5%	7,533,461	8,257,623	(724,162)	-8.8%
Administrative Fees on New Entrance Fees	312,218	146,153	166,065	113.6%	1,118,301	527,355	590,946	112.1%
Covenant Program Expenses	(337,350)	(138,410)	(198,940)	-143.7%	(852,085)	(545,133)	(306,952)	-56.3%
Covenant Fund Income and Reimbursements	337,349	29,788	307,561	1032.5%	852,085	119,036	733,049	615.8%
Gifts and donations	1,106	4,313	(3,207)	-74.4%	140,660	126,811	13,849	10.9%
Interest and dividend income	332,952	287,945	45,007	15.6%	2,011,802	1,462,874	548,928	37.5%
Net realized gain (loss) on sale of investments	(8,785)		(8,785)	100.0%	676,089	(308,898)	984,987	318.9%
Other	430,220	275,087	155,133	56.4%	1,518,472	1,294,863	223,609	17.3%
	<u>10,040,917</u>	<u>9,850,886</u>	<u>190,031</u>	<u>1.9%</u>	<u>42,024,893</u>	<u>38,247,548</u>	<u>3,777,345</u>	<u>9.9%</u>
Expenses:								
Salaries	4,319,458	4,256,816	62,642	1.5%	17,329,367	17,102,161	227,206	1.3%
Benefits	456,581	418,062	38,519	9.2%	1,845,897	1,571,934	273,963	17.4%
Supplies and materials	169,371	218,705	(49,334)	-22.6%	701,698	820,122	(118,424)	-14.4%
Depreciation and amortization	1,465,556	1,557,191	(91,635)	-5.9%	6,125,991	6,320,739	(194,748)	-3.1%
Repairs and maintenance	291,639	281,334	10,305	3.7%	1,125,822	988,715	137,107	13.9%
Professional fees	82,433	89,963	(7,530)	-8.4%	433,901	658,014	(224,113)	-34.1%
Food	448,642	414,793	33,849	8.2%	1,826,050	1,813,695	12,355	0.7%
Occupancy costs	499,023	401,466	97,557	24.3%	1,972,721	1,876,551	96,170	5.1%
Taxes	237,454	225,423	12,031	5.3%	1,076,867	977,706	99,161	10.1%
Insurance	193,788	156,100	37,688	24.1%	607,237	618,598	(11,361)	-1.8%
Interest	927,349	948,622	(21,273)	-2.2%	3,732,485	3,816,429	(83,944)	-2.2%
Other	659,732	534,290	125,442	23.5%	2,318,575	1,827,810	490,765	26.8%
	<u>9,751,026</u>	<u>9,502,765</u>	<u>248,261</u>	<u>2.6%</u>	<u>39,096,611</u>	<u>38,392,474</u>	<u>704,137</u>	<u>1.8%</u>
Operating Income (Loss)	289,891	348,121	(58,230)	-16.7%	2,928,282	(144,926)	3,073,208	2120.5%
Net realized gain (loss) on disposal of assets	(38,906)	(87,316)	48,410	55.4%	(37,346)	(86,596)	49,250	56.9%
Excess of revenues, gains and other support over expenses	250,985	260,805	(9,820)	-3.8%	2,890,936	(231,522)	3,122,458	1348.7%
Other changes in unrestricted net assets:								
Net unrealized gain (loss) on investments	(229,253)	(617,336)	388,083	62.9%	3,561,266	434,242	3,127,024	720.1%
Change in Investment in Subsidiaries	(34,703)	(130,646)	95,943	73.4%	(121,935)	(159,457)	37,522	23.5%
Increase (decrease) in unrestricted net assets	<u>(12,971)</u>	<u>(487,177)</u>	<u>474,206</u>	<u>97.3%</u>	<u>6,330,267</u>	<u>43,263</u>	<u>6,287,004</u>	<u>14532.1%</u>

**Covenant Woods  
Balance Sheet**

	March 2026	March 2025	Variance
<b>Assets</b>			
Current Assets:			
Cash and cash equivalents	\$6,036,870	\$3,189,020	\$2,847,851
Residents' accounts receivable - net	322,706	430,070	(107,364)
Entrance fee receivable	446,664	1,468,473	(1,021,809)
Prepaid expenses and other	690,399	272,101	418,298
	<u>7,496,639</u>	<u>5,359,664</u>	<u>2,136,976</u>
Assets whose use is limited:			
Funds Held by Escrow Agent	541,847	3,500	538,347
Externally restricted under bond indenture, principal and interest	2,302,972	2,473,754	(170,782)
Externally restricted under bond indenture, reserve fund	5,474,006	5,480,185	(6,179)
Externally restricted under permanent donor restriction	1,623,903	1,496,772	127,132
Temporarily Restricted Investments	2,898,025	3,064,822	(166,797)
	<u>12,840,753</u>	<u>12,519,033</u>	<u>321,721</u>
Investments	43,071,572	31,580,394	11,491,178
Investment in Parker & Gregg, LLC	248,717	370,346	(121,629)
Investment in Advance Care, LLC	4,893	5,199	(306)
Property, plant and equipment	171,029,414	169,560,510	1,468,904
Accumulated Depreciation	(74,534,710)	(68,842,635)	(5,692,075)
Construction in Progress	797,999	328,411	469,588
Other assets:			
Other	498,028	583,721	(85,693)
	<u>498,028</u>	<u>583,721</u>	<u>(85,693)</u>
<b>Total Assets</b>	<b><u>161,453,306</u></b>	<b><u>151,464,643</u></b>	<b><u>9,988,663</u></b>
<b>Liabilities and Net Assets</b>			
Current Liabilities:			
Accounts payable	651,856	463,928	187,928
Accrued salaries and benefits	1,323,813	1,136,237	187,575
Interest payable	876,590	893,025	(16,436)
Advance fee deposits	171,500	164,500	7,000
Current portion of long-term debt	1,740,000	1,670,000	70,000
Other	1,304,726	1,246,891	57,835
	<u>6,068,484</u>	<u>5,574,581</u>	<u>493,903</u>
Deferred Finance Costs	(1,336,661)	(1,443,094)	106,433
Long-term debt	78,925,000	80,665,000	(1,740,000)
Funds Held by Escrow Agent	541,847	3,500	538,347
Lease Liability	0	160,947	(160,947)
Deferred revenue from Entrance Fees	63,044,655	58,053,673	4,990,983
Refundable Entrance Fees	2,344,699	2,644,399	(299,700)
Bond Premium	2,964,889	3,224,179	(259,290)
	<u>152,552,913</u>	<u>148,883,185</u>	<u>3,669,728</u>
Total Liabilities			
Net Assets:			
Unrestricted	4,338,800	(1,835,330)	6,174,129
Temporarily Restricted	3,064,821	2,905,138	159,683
Permanently restricted	1,496,772	1,511,650	(14,878)
	<u>8,900,393</u>	<u>2,581,459</u>	<u>6,318,934</u>
<b>Total Liabilities and Net Assets</b>	<b><u>161,453,306</u></b>	<b><u>151,464,643</u></b>	<b><u>9,988,663</u></b>

## Covenant Woods Statement of Cash Flows

	<u>March 2026</u>	<u>March 2025</u>
<b>Cash flows from operating activities</b>		
Change in net assets	\$ 6,318,934	\$ (655,953)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Loss on disposal of assets	39,606	88,647
Amortization of deferred revenue from advance fees	(7,355,447)	(8,256,784)
Proceeds from advance fees and deposits	13,109,372	12,574,490
Depreciation and amortization	5,973,915	6,206,682
Net realized and unrealized losses (gains) on investments	(4,237,355)	(426,623)
Change in fair value of permanent donor restrictions	(127,131)	14,878
Net change in:		
Resident accounts receivable	107,364	(4,036)
Entrance Fee Receivable	1,021,809	(1,468,473)
Prepaid expenses and other	(418,298)	125,822
Externally restricted under temporary donor restriction	166,797	(130,026)
Right of Use Asset	152,071	(380,177)
Other assets	85,693	(119,487)
Accounts payable	187,928	(105,576)
Accrued salaries and benefits	187,576	145,313
Interest payable	(16,435)	(15,899)
Other liabilities	57,833	62,767
Net cash provided by operating activities	<u>15,254,232</u>	<u>7,655,564</u>
<b>Cash flows from investing activities</b>		
Purchases of property, plant and equipment	(2,671,300)	(2,676,858)
(Increase) decrease of investments	(7,253,821)	(3,725,909)
(Increase) decrease of investment in subsidiaries	121,935	159,457
Bond trustee funds	176,961	(42,613)
Net cash used by investing activities	<u>(9,626,225)</u>	<u>(6,285,922)</u>
<b>Cash flows from financing activities</b>		
Proceeds from long term debt	-	-
Capital Lease Liability	(160,947)	160,947
Principal payments on long-term debt	(1,670,000)	(1,610,000)
Amortization of deferred costs	106,433	117,423
Refunds to residents	(1,055,643)	(196,335)
Net cash used by financing activities	<u>(2,780,157)</u>	<u>(1,527,965)</u>
Net (decrease) increase in cash and cash equivalents	2,847,850	986,977
Cash and cash equivalents at beginning of year	<u>3,189,020</u>	<u>2,037,543</u>
Cash and cash equivalents at end of period	<u>\$ 6,036,870</u>	<u>\$ 3,189,020</u>

**IL Census Changes FY26**

Independent Living Turnovers by Month FY26												
	April	May	*June	July	**August	September	October	November	December	January	February	*March
Beg. IL census (1st person)	213	220	219	221	221	219	220	217	214	219	219	221
Turnovers	0	-1	-1	-2	-2	-2	-3	-4	-1	-2	0	0
Transfers In	0	0	1	0	0	0	0	0	0	0	0	-1
Move-ins	7	0	2	2	0	3	0	1	6	2	2	4
Ending IL census	220	219	221	221	219	220	217	214	219	219	221	224
Available Units	231	231	231	231	230	230	230	230	230	230	230	230
<b>% Occupancy - Actual</b>	<b>95%</b>	<b>95%</b>	<b>96%</b>	<b>96%</b>	<b>95%</b>	<b>96%</b>	<b>94%</b>	<b>93%</b>	<b>95%</b>	<b>95%</b>	<b>96%</b>	<b>97%</b>
% Occupancy - Budget	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%

Average occupancy 95%

Total turnovers -18

Total Transfers In (net) 0

\* Beginning June 2025 and ending March 2026, a second person in IL was occupying a Primrose. This person signed a new 1st person contract in March 2026, and is considered a move in

Total move-ins 29

\*\*Starting Aug 2025 another Bradford Cottage was taken offline for renovations - total IL units reduced back to 230

Move-In Entrance Fee Contract Type by Month FY26													
	April	May	*June	July	August	September	October	November	December	January	February	*March	Total
Lifecare Contract (1st person)	7	0	2	2	0	2	0	1	6	2	2	3	27
Per Diem Contract (1st person)	0	0	0	0	0	1	0	0	0	0	0	1	2
<b>Total</b>	<b>7</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>29</b>

LifeCare vs Per Diem IL Census by Month FY26												
	April	May	*June	July	August	September	October	November	December	January	February	*March
Lifecare Contract (1st person)	205	204	206	206	204	204	202	200	205	205	207	209
Per Diem Contract (1st person)	15	15	15	15	15	16	15	14	14	14	14	15
<b>Total</b>	<b>220</b>	<b>219</b>	<b>221</b>	<b>221</b>	<b>219</b>	<b>220</b>	<b>217</b>	<b>214</b>	<b>219</b>	<b>219</b>	<b>221</b>	<b>224</b>
<b>% of Per Diem Contracts</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>6%</b>	<b>6%</b>	<b>6%</b>	<b>7%</b>

LifeCare Contract Type IL Census by Month FY26												
	April	May	*June	July	August	September	October	November	December	January	February	*March
Declining Refund (1st person)	199	198	200	200	198	198	196	194	199	199	201	203
50% Guaranteed (1st person)	4	4	4	4	4	4	4	4	4	4	4	4
90% Guaranteed (1st person)	2	2	2	2	2	2	2	2	2	2	2	2
<b>Total</b>	<b>205</b>	<b>204</b>	<b>206</b>	<b>206</b>	<b>204</b>	<b>204</b>	<b>202</b>	<b>200</b>	<b>205</b>	<b>205</b>	<b>207</b>	<b>209</b>

\* Beginning June 2025 and ending March 2026, a second person in IL was occupying a Primrose. This person signed a new 1st person contract in March 2026, and is considered a move in





**Entrance Fees Received and Disposition of Those Fees (Cash Basis)  
As of 03/31/2026**

<u>Month</u>	<u>Entrance Fees Received</u>	<u>Entrance Fees Refunded</u>	<u>Promissory Note Payments</u>	<u>Net Fees Received</u>	<u>Promissory Notes Issued</u>
April	\$ 3,050,596	\$ -	\$ 315,513	\$ 3,366,109	\$ -
May	-	-	-	-	-
June	468,818	-	-	468,818	448,869
July	736,937	(247,335)	300,000	789,602	-
August	-	-	852,960	852,960	-
September	1,787,659	-	448,869	2,236,528	-
October	-	(219,384)	-	(219,384)	-
November	354,777	-	-	354,777	-
December	2,888,808	(299,700)	-	2,589,108	-
January	792,944	-	-	792,944	-
February	1,357,327	-	-	1,357,327	-
March	972,075	(25,088)	-	946,987	446,664
<b>Total</b>	<b>\$ 12,409,942</b>	<b>\$ (791,507)</b>	<b>\$ 1,917,342</b>	<b>\$ 13,535,777</b>	<b>\$ 895,533</b>

<u>Disposition of Fees Received</u>	
Total Used for Operations	\$ 14,327,284
Total Entrance Fees Refunded	(791,507)
<b>Total</b>	<b>\$ 13,535,777</b>

Current Liability for Entrance Fee Refunds - due within one year\*

*\*This amount is for entrance fees that are currently due to be paid out within one year.*

\$	485,559
	-
<u>\$</u>	<u>485,559</u>