



Masonicare at Ashlar Village
Cheshire Road
P.O. Box 70
Wallingford, CT 06492
Tel: 203-679-6400
Fax: 203-679-6405
www.masonicare.org

February 26, 2016

Mr. Richard Wysocki
Principal Cost Analyst
State of Connecticut
Department of Social Services
25 Sigourney Street
Hartford, CT 06106-5033

Dear Mr. Wysocki:

Enclosed please find one copy of the 2015 Disclosure Statement for Masonicare at Ashlar Village, Wallingford, CT and Live Home by Masonicare.

If you have any questions, please contact me at (203) 679-6007.

Thank you.

Sincerely,

Hilde Sager
Executive Director of Residential Services

MASONICARE AT ASHLAR VILLAGE
DISCLOSURE STATEMENT

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015

REGISTRATION UNDER CHAPTER 319hh
CONNECTICUT GENERAL STATUTES, AS AMENDED,
DOES NOT CONSTITUTE
APPROVAL, RECOMMENDATION, OR ENDORSEMENT BY
THE STATE OF CONNECTICUT
OR THE STATE OF CONNECTICUT DEPARTMENT OF SOCIAL SERVICES,
NOR DOES SUCH REGISTRATION EVIDENCE THE ACCURACY OR
COMPLETENESS OF THE INFORMATION SET OUT IN THIS
DISCLOSURE STATEMENT

TABLE OF CONTENTS

Name and Address of Provider	1
Ashlar Village, Inc. Board of Directors	1
Business Experience	1
Judicial Proceedings	2
Affiliation	2
Description of Property	3
Benefits Included	3
Interests on Deposits Held in Escrow	4
Termination of the Ashlar Village Contract	4
Rights of a Surviving Spouse	5
Disposition of Personal Property	5
Tax Consequences	5
Reserve Funding-Escrow Accounts	6
Financial Statements	6
Proforma Income Statement 2012-2017	6
Entrance Fees and Periodic Charges	6
Actuarial Present Value of Prepaid Healthcare Obligations	7
Notice to Prospective Buyers	7
Annual Filings-Ashlar Village	8-14
Department of Social Services Filings	16
Changes to CCRC Statutes (Notice to Prospective Residents)	17-18

Attachments to the Disclosure Statement for Ashlar Village, Inc.

Dated: February 28, 2014

Attachment A – Consolidated Financial Statements and Source and Use – 2016-2021

Attachment B – Current and Historical Listing of Entry and
Monthly Fees – 2008-2015

Attachment C – Actuarial Certificate

Masonicare at Home, Inc. d/b/a
LiveHome by Masonicare Disclosure Statement
Exhibit A – Services Selection and Fees
Exhibit B – Member Agreement
Projected Statement of Operations – 2016-2021

NAME AND ADDRESS OF PROVIDER

MASONICARE AT ASHLAR VILLAGE, INC.
CHESHIRE ROAD
WALLINGFORD, CT 06492
(203) 679-6400

Masonicare at Ashlar Village is a 501(c)(3) company, incorporated in the State of Connecticut on February 25, 1991.

ASHLAR VILLAGE, INC. BOARD OF DIRECTORS

David Gessert, Chairman
Chester Miller, Vice Chairman
Eloise Hazelwood, Secretary
John Amarilios, Treasurer
Jon-Paul Venoit, COO, Secretary
Barbara Lott
Jeff Flynn
Robert Lisenko
Richard Claing
Stephen Petri
Marc Ciociola
Carol Iasaacs
Roy Hucke
Stephen McPherson, President and CEO, Masonicare

Members of the board of directors of Masonicare Ashlar Village, Inc. are appointed for a one-year term or until their respective successors are appointed and have qualified. Two Masonicare board members serve on the Masonicare at Ashlar Village, Inc. Board of Directors. The remainder of the board is comprised of two Masonicare at Ashlar Village, Inc. residents, its president, and three community members.

BUSINESS EXPERIENCE

Masonicare at Ashlar Village, Inc., is a wholly owned affiliate of Masonicare, a 501(c)(3) corporation. In 2009, Masonicare observed its 110th anniversary of providing health and health related services to elderly Masons, their wives and widows, female members of the Connecticut Order of the Eastern Star, Prince Hall Masons, and the community at large.

The daily operation of Masonicare at Ashlar Village, Inc., is the responsibility of the Executive Director who is supervised by, and reports, to the Chief Operating Officer for 496 units: 40 villas, 72 cottages, 248 apartments, 95 general assisted living apartments and 41 dementia assisted living apartments.

Masonicare operates campuses in the towns of Wallingford and Newtown, Connecticut. The Wallingford campus includes Masonicare Health Center (MHC), a 548 bed healthcare facility and Masonicare at Ashlar Village, Inc.

MHC began operation in the late 1800's and over the years, has grown and adapted to meet the changing needs of the elderly population it serves. Ashlar Village, Inc opened in September of 1985 to expand the continuum to include independent living. The campus allows Masonicare to carry out its philosophy of providing a continuum of care for the seniors it serves, from independent living in the Village to a home for the aged, intermediate, skilled nursing, acute, psychiatric, ambulatory and home health care through MHC and Masonicare's home health care agency. All Village residents receive priority access to the continuum healthcare services provided at MHC.

The Newtown campus offers licensed skilled nursing care (156 beds) and a 55 unit assisted living residence.

JUDICIAL PROCEEDINGS

Neither Masonicare, Ashlar Village, Inc., nor any of the officers or directors of Ashlar Village, Inc., has been a party to any criminal, civil, or licensure action described in Section 17b-522(b) (4) of the Connecticut General Statutes.

AFFILIATION

Masonicare at Ashlar Village, Inc., through Masonicare, serves the members of the Grand Lodge of Connecticut, A.F. & A.M., their wives and widows, female members of the Connecticut Order of the Eastern Star, Prince Hall Masons, and the general public.

Masonicare will be responsible for the financial and contractual obligations of the Residency Agreements executed by Masonicare at Ashlar Village, Inc., its wholly owned affiliate.

Both Masonicare and Ashlar Village, Inc., are not-for-profit corporations exempt from the payment of income tax under Section 501(c) (3) of the Federal Internal Revenue Code.

DESCRIPTION OF PROPERTY

Masonicare at Ashlar Village site consists of 169 acres of rolling farmland in Wallingford, Connecticut. There are 496 total units at Masonicare at Ashlar Village consisting of 248 one, two, and three-bedroom apartments; 72 one and two-bedroom cottages; 40 two-bedroom villas, 95 general assisted living apartments, 41 dementia assisted living apartments, and a centralized Activities Center.

BENEFITS INCLUDED IN THE ASHLAR VILLAGE MONTHLY FEE

There are currently six contract types at Masonicare at Ashlar Village and are located in the Masonicare at Ashlar Village Administration office.

1. Contracts for Pioneer residents who signed between 1984 and 1987.
2. Contracts for non-Pioneers who signed up to March 30, 1989.
3. Contracts for residents signing between April 1, 1989 and August 7, 1999.
4. Contracts signed on or after August 8, 1999.
5. Contracts signed on or after April 13, 2004.
6. Contracts signed effective March 1, 2010.

A list of the services and amenities are described in the contracts.

INTEREST ON DEPOSITS HELD IN ESCROW

Interest on deposits required to be held under escrow according to Chapter 316, Connecticut General Statutes, as amended, will be payable to the provider, Masonicare at Ashlar Village, Inc.

TERMINATION OF THE ASHLAR VILLAGE CONTRACT

The contract for residency in Masonicare at Ashlar Village requires the payment of an entrance fee. The entrance fee is payable to Ashlar Village on the date the selected unit is occupied. The conditions under which an Ashlar Village Residency Agreement may be terminated are described in the six different types of the Residency Agreements.

1. Contracts for Pioneer residents who signed between 1984 and 1987.
2. Contracts for non-Pioneers who signed up to March 30, 1989.
3. Contracts for residents signing between April 1, 1989 and August 7, 1999.
4. Contracts signed on or after August 8, 1999.
5. Contracts signed on or after April 13, 2004.
6. Contracts signed effective March 1, 2010.

There are no entry fees required for Pond Ridge.

RIGHTS OF SURVIVING SPOUSE

A surviving spouse, who is a resident of Masonicare at Ashlar Village and a signatory to the Residency Agreement with his/her deceased spouse, is entitled to all the rights described in the Masonicare at Ashlar Village Residency Agreements.

A surviving spouse who is not a resident of Masonicare at Ashlar Village would require a new Residency Agreement or amendment to the resident's original contract, to receive care and services.

A surviving spouse who is a resident of Pond Ridge is entitled to the rights described in the Residency Agreement if the spouse requires an assisted living level of care. Surviving spouses who do not need assisted living services pay a monthly fee equivalent to a level of basic healthcare services.

DISPOSITION OF PERSONAL PROPERTY

In the event of a Village or Pond Ridge resident's death, disposition of the resident's personal property is the responsibility of the executor or representative of the resident's estate.

In the event of the resident's permanent transfer to a nursing facility, disposition of a resident's personal property is the responsibility of the resident, his/her conservator, or next to kin.

In the event the resident's Residency Agreement is terminated by Masonicare at Ashlar Village or Pond Ridge, disposition of the resident's personal property is the responsibility of the resident.

TAX CONSEQUENCES

Payment of the entrance fee required under the Masonicare at Ashlar Village Residency Agreement may have significant tax consequences and any person considering such a payment may wish to consult a qualified advisor.

RESERVE FUNDING-ESCROW ACCOUNTS

A. Reserve Fund Escrow Account

As required under Section 17b-525 of Chapter 319hh, Connecticut General Statutes, as amended, Ashlar Village, Inc., has placed on deposit with the M&T Bank, Albany, New York, monies to be held in Reserve Fund Escrow Account. These funds are invested in an interest-bearing instrument. Investment decisions regarding this account will be the responsibility of the M&T Bank, Albany, New York, as escrow agent.

FINANCIAL STATEMENTS

For financial reporting purposes, the balance sheet and income statement for Ashlar Village, Inc. are consolidated with those of The Masonic Charity Foundation of Connecticut. Copies of the audited and certified financial statements for fiscal year ending September 2010 are located in Attachment A.

PROFORMA INCOME STATEMENT 2012-2017

As required under Section 17b-524 of Chapter 319hh, Connecticut General Statutes, as amended, a five-year proforma income statement and accompanying notes can be found in Attachment A of this Disclosure Statement.

ENTRANCE FEES AND PERIODIC CHANGES

All Masonicare at Ashlar Village residents pay an entrance fee and a monthly fee, based on the type of unit and whether the resident(s) is/are a single person or a couple. A complete history of those entrance fees and periodic charges can be found in Attachment B.

Entrance fees paid by Masonicare at Ashlar Village residents are refundable to the resident or the residents' estate according to the prorated refund schedule described in the resident's Residency Agreement. For Residency Agreements signed prior to April 1, 1989, the entrance fee is refundable over a fifteen-year period. For Residency Agreements signed on or after April 1, 1989, the entrance fee is refundable over an 8-year period.

Financial assistance is available for residents unable to pay any monthly fee or other indebtedness owed to Masonicare at Ashlar Village under conditions described in paragraph 7 of the pre April 1, 1989 Residency Agreement (page 12), and Section VIII of the post April 1, 1989 Residency Agreement (page 28), Section K, page 3, on the August 1999 Residency Agreement, Section E, page 11 of the April 13, 2004 Residency Agreement, and Article F, page 11 of the March 1, 2010 Residency Agreement.

Regarding adjustments to the monthly fee, paragraph 2 of the pre April 1, 1989 Residency Agreement (page 12) states that increases of the monthly fees may be made at the discretion of the Masonicare at Ashlar Village, Inc. Board of Trustees. The post April 1, 1989 Residency Agreement contains this same statement in Section VII (page 28). The post April 1, 1991 Residency Agreement contains this same statement in Section Z, para. 1. (page 14). The post April 13, 2004 Residency Agreement contains this same statement in Article VI, para. B., page 10. The March 1, 2010 Residency Agreement contains the same statement in Article V, para. 4, page 10.

Pond Ridge residents pay a monthly fee based on the type of unit they occupy and an Assisted Living Service Agency fee based on the level of healthcare services they require.

ACTUARIAL PRESENT VALUE OF PREPAID HEALTHCARE OBLIGATIONS

The cost of certain healthcare services is included in the monthly fee, and there is no prepaid healthcare allotment.

A long-term care insurance benefit that pays all or part of the cost of skilled nursing care is available to qualifying residents who joined the community prior to November 15, 2000.

Pond Ridge residents do not receive this benefit.

NOTICE TO PROSPECTIVE RESIDENTS

Connecticut law requires Masonicare at Ashlar Village to provide notice to prospective residents; see pages 16-17.



415 Main Street
Reisterstown, MD 21136-1905

Phone: 410-833-4220
Fax: 410-833-4229

Email: info@ccrcactuaries.com

Ashlar Village Retirement Community Statement of Actuarial Opinion

February 9, 2016

I, Dave Bond, am a Fellow of the Society of Actuaries, a Member of the American Academy of Actuaries, Managing Partner of the firm of CCRC Actuaries, LLC, and I meet the qualification standards to render Statements of Actuarial Opinion for continuing care retirement communities. I have been retained by Ashlar Village Retirement Community to render a Statement of Actuarial Opinion, in accordance with Section 17b-527 of the Regulations implementing the Continuing Care Statutes, regarding the following actuarial projections included in Ashlar Village Retirement Community's 2015 Annual Financial Filing:

- Exhibit I Residential Turnover Rates
- Exhibit II Average Age of Residents
- Exhibit III Health Care Utilization Rates
- Exhibit IV Occupancy Rates
- Exhibit V Number of Health Care Admissions
- Exhibit VI Days of Care
- Exhibit VII Number of Permanent Transfers

I have examined the above items as shown in Ashlar Village Retirement Community's Annual Financial Filing. These items are attached to this Statement of Actuarial Opinion. In the course of my review, I relied upon the accuracy and completeness of data and supporting documentation prepared by Ashlar Village Retirement Community personnel. In the course of my examination, nothing came to my attention that causes me to believe that the underlying data information is unreasonable or inappropriate. My examination included such review as I considered necessary of the data, methods, and underlying assumptions used by and the resulting actuarial projections reported by Ashlar Village Retirement Community with respect to the above items as shown in Ashlar Village Retirement Community's 2015 Annual Financial Filing.

In my opinion, the above items as shown in Ashlar Village Retirement Community's 2015 Annual Financial Filing:

- are based upon methods which are consistent with sound actuarial principles and practices; and
- are based upon methods and underlying assumptions that appear reasonable and appropriate in this instance.

Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

Dave Bond, F.S.A., M.A.A.A.
Managing Partner

Ashlar Village

Exhibit I

Residential Turnover Rates

The Independent Living Unit residential turnover rates for the most recently completed fiscal year, and anticipated for the next five years, are as follows:

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
5.6%	8.0%	8.5%	9.1%	9.5%	9.9%

Ashlar VillageExhibit II

Average Age of Residents

The projected average age for the next five years for independent living residents is as follows:

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
85.9	86.3	86.6	86.8	87.0

Health Care Utilization Rates

Health care utilization rates, including admission rates and days per 100 residents by level of care for the most recently completed fiscal year, and anticipated for the next five years, are as follows:

Year	Skilled Nursing Facility					Days per 100 Residents
	<u>Utilization Rate</u>		<u>Admission Rate</u>			
	<u>Patients</u>	<u>%</u>	<u>Patients</u>	<u>%</u>		
2015	13.0	2.8%	5.0	1.1%	1,022	
2016	27.8	6.0%	24.6	5.6%	2,176	
2017	31.8	6.8%	26.4	6.1%	2,473	
2018	35.6	7.5%	27.7	6.4%	2,735	
2019	38.8	8.1%	28.8	6.6%	2,954	
2020	41.4	8.6%	29.6	6.8%	3,125	

Year	Personal Care Facility					Days per 100 Residents
	<u>Utilization Rate</u>		<u>Admission Rate</u>			
	<u>Patients</u>	<u>%</u>	<u>Patients</u>	<u>%</u>		
2015	6.0	1.3%	2.0	0.4%	471	
2016	8.8	1.9%	9.1	2.1%	689	
2017	13.4	2.9%	9.4	2.2%	1,045	
2018	16.5	3.5%	9.7	2.2%	1,269	
2019	18.6	3.9%	10.0	2.3%	1,414	
2020	20.0	4.1%	10.3	2.4%	1,509	

Ashlar Village

Exhibit IV

Occupancy Rates

Occupancy rates for independent living units for the most recently completed fiscal year, and anticipated for the next five years, are as follows:

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
94%	93%	93%	93%	93%	93%

Number of Health Care Admissions

The number of health care admissions, by level of care, for the most recently completed fiscal year, and anticipated for the next five years, are as follows:

<u>Year</u>	<u>Skilled Nursing</u>	<u>Personal Care</u>
2015	5.0	2.0
2016	24.6	9.1
2017	26.4	9.4
2018	27.7	9.7
2019	28.8	10.0
2020	29.6	10.3

Ashlar VillageExhibit VI

Days of Care

The number of days of care, by level of care, for the most recently completed fiscal year, and anticipated for the next five years, are as follows:

<u>Year</u>	<u>Skilled Nursing</u>	<u>Personal Care</u>
2015	4,745	2,190
2016	10,132	3,208
2017	11,592	4,898
2018	12,986	6,025
2019	14,169	6,783
2020	15,108	7,296

Number of Permanent Transfers

The number of permanent transfers to the skilled nursing or personal care facility for the most recently completed fiscal year are:

<u>Facility transferred to:</u>	<u>Transferring from:</u>		<u>Total</u>
	<u>Independent Living</u>	<u>Personal Care</u>	
Skilled Nursing	5	0	5
Personal Care	2	N/A	2

MASONICARE AT ASHLAR VILLAGE, INC.
DISCLOSURE STATEMENT
FEBRUARY 28, 2011

PAGE 16

DEPARTMENT OF SOCIAL SERVICES FILING

All materials regarding Masonicare at Ashlar Village, Inc. required to be on file with the State of Connecticut, Department of Social Services, under Section 17b-524 Chapter 316hh, Connecticut General Statutes, as amended, are on file at the following address:

Department of Social Services
Division of Elderly Services
25 Sigourney Street
Hartford, CT 06106-5033

Masonicare at Ashlar Village



NOTICE TO PROSPECTIVE RESIDENTS

Connecticut law requires Ashlar Village to provide, not more than sixty nor less than ten days before a person occupies a continuing care facility, a revised and up-to-date disclosure statement to the prospective resident or to that person's legal representative.

If there have been no revisions to the disclosure statement since the prospect received one at a time of reserving a unit with a 5% deposit, the prospect will be so advised.

ACKNOWLEDGEMENT

I have been informed that there have been no revisions to the original disclosure statement that I received at the time I placed a deposit on a unit at Ashlar Village.

Date

Resident's Name

Resident's Signature

July, 1999



NOTICE TO PROSPECTIVE RESIDENTS

Connecticut law requires Ashlar Village to provide prospective residents of our community (or legal representative) with the following statement.

1. A continuing-care contract is a financial investment and your investment may be at risk;
2. Ashlar Village's ability to meet our contractual obligations under such contract depends on our financial performance;
3. You are advised to consult an attorney or other professional experienced in matters relating to investments in continuing care; and
4. The Connecticut Department of Social Services does not guarantee the security of your investment.

ACKNOWLEDGEMENT

I acknowledge that I have reviewed and understand the above statement as well as Ashlar Village's Residency Agreement.

Resident's Name

Resident's Signature

Date

Resident's Name

Resident's Signature

Date

ATTACHMENT A

CONSOLIDATED FINANCIAL AND SOURCE AND USE STATEMENTS

2016-2021

ASHLAR VILLAGE
CONSOLIDATED
PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>
	<u>Budget</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>
REVENUE						
Room & Board	\$ 11,652,068	\$ 12,001,630	\$ 12,361,679	\$ 12,732,529	\$ 13,114,505	\$ 13,507,940
Earned Entry Fee	5,575,000	5,714,375	5,857,234	6,003,665	6,153,757	6,338,370
Other Operating	10,611,676	10,923,581	11,251,289	11,588,827	11,936,492	12,294,587
TOTAL REVENUE	<u>27,838,744</u>	<u>28,639,586</u>	<u>29,470,202</u>	<u>30,325,022</u>	<u>31,204,754</u>	<u>32,140,897</u>
EXPENSES						
Salaries & Wages	5,247,079	5,352,021	5,459,061	5,568,242	5,679,607	5,793,199
Benefits	1,500,421	1,557,190	1,615,629	1,675,782	1,737,696	1,801,416
Professional Fees	3,402,864	3,509,852	3,617,676	3,726,207	3,835,307	3,947,602
Supplies & Other expenses	3,460,340	3,569,428	3,679,235	3,789,612	3,900,408	4,014,444
Mgmt Fee	818,713	844,259	870,096	896,198	922,545	949,666
Depreciation & Amortization	4,396,758	4,484,693	4,574,387	4,665,875	4,759,192	4,854,376
Interest	3,574,993	3,575,000	3,575,000	3,575,000	3,575,000	3,575,000
Total Expenses	<u>22,401,168</u>	<u>22,892,443</u>	<u>23,391,083</u>	<u>23,896,916</u>	<u>24,409,755</u>	<u>24,935,703</u>
Net Income from Operations	<u>5,437,576</u>	<u>5,747,144</u>	<u>6,079,119</u>	<u>6,428,106</u>	<u>6,794,999</u>	<u>7,205,193</u>
Investment Income	2,044,325	2,044,000	2,044,000	2,044,000	2,044,000	2,044,000
Net income	<u>\$ 7,481,901</u>	<u>\$ 7,791,144</u>	<u>\$ 8,123,119</u>	<u>\$ 8,472,106</u>	<u>\$ 8,838,999</u>	<u>\$ 9,249,193</u>

**ASHLAR VILLAGE
CCRC
PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021**

	FY 2016 Budget	FY 2017 Estimated	FY 2018 Estimated	FY 2019 Estimated	FY 2020 Estimated	FY 2021 Estimated
REVENUE						
Room & Board	\$ 11,652,068	\$ 12,001,630	\$ 12,361,679	\$ 12,732,529	\$ 13,114,505	\$ 13,507,940
Earned Entry Fee	5,575,000	5,714,375	5,857,234	6,003,665	6,153,757	6,338,370
Other Operating	644,512	657,402	677,124	697,438	718,361	739,912
TOTAL REVENUE (1)	17,871,580	18,373,407	18,896,038	19,433,633	19,986,623	20,586,222
EXPENSES						
Salaries & Wages (2)	2,422,051	2,470,492	2,519,902	2,570,300	2,621,706	2,674,140
Benefits (2)	694,526	720,769	747,784	775,591	804,211	833,666
Professional Fees (3)	2,450,850	2,529,277	2,607,685	2,685,915	2,763,807	2,843,957
Supplies & Other expenses (3)	2,639,044	2,723,493	2,807,922	2,892,159	2,976,032	3,062,337
Management Fee (3)	492,550	508,312	524,069	539,791	555,445	571,553
Depreciation & Amortization (4)	3,775,286	3,850,792	3,927,808	4,006,364	4,086,491	4,168,221
Interest	2,739,700	2,740,000	2,740,000	2,740,000	2,740,000	2,740,000
Total Expenses	15,214,007	15,543,135	15,875,169	16,210,121	16,547,692	16,893,875
Net Income from Operations	2,657,573	2,830,272	3,020,869	3,223,512	3,438,931	3,692,347
Investment Income	2,044,325	2,044,000	2,044,000	2,044,000	2,044,000	2,044,000
Net income	\$ 4,701,898	\$ 4,874,272	\$ 5,064,869	\$ 5,267,512	\$ 5,482,931	\$ 5,736,347

Notes & Assumptions:

- (1) Room & Board / Other revenues are anticipated to increase by 3.0% annually; Earned Entry Fee revenues at 2.5% annually
- (2) Salaries & wages are inflated at a rate of 2.0% per year, with employee benefits increasing 0.5% of salaries & wages each year
- (3) Other operating expenses were inflated by 3.0% annually
- (4) Based on assumed increase of 2% per year

**ASHLAR VILLAGE
ASSISTED LIVING
PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021**

	FY 2016 Budget	FY 2017 Estimated	FY 2018 Estimated	FY 2019 Estimated	FY 2020 Estimated	FY 2021 Estimated
REVENUE						
Room & Board	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earned Entry Fee	-	-	-	-	-	-
Other Operating	9,967,164	10,266,179	10,574,164	10,891,389	11,218,131	11,554,675
TOTAL REVENUE (1)	9,967,164	10,266,179	10,574,164	10,891,389	11,218,131	11,554,675
EXPENSES						
Salaries & Wages (2)	2,825,028	2,881,529	2,939,159	2,997,942	3,057,901	3,119,059
Benefits (2)	805,895	836,421	867,845	900,191	933,485	967,750
Professional Fees (3)	952,014	980,574	1,009,992	1,040,291	1,071,500	1,103,645
Supplies & Other expenses (3)	821,296	845,935	871,313	897,452	924,376	952,107
Management Fee (3)	326,163	335,948	346,026	356,407	367,099	378,112
Depreciation & Amortization (4)	621,472	633,901	646,579	659,511	672,701	686,155
Interest	835,293	835,000	835,000	835,000	835,000	835,000
Total Expenses	7,187,161	7,349,308	7,515,914	7,686,796	7,862,062	8,041,829
Net Income from Operations	2,780,003	2,916,871	3,058,250	3,204,594	3,356,068	3,512,846
Investment Income	-	-	-	-	-	-
Net income	\$ 2,780,003	\$ 2,916,871	\$ 3,058,250	\$ 3,204,594	\$ 3,356,068	\$ 3,512,846

Notes & Assumptions:

- (1) Revenues are anticipated to increase by 3.0% annually
- (2) Salaries & wages are inflated at a rate of 2.0% per year, with employee benefits increasing 0.5% of salaries & wages each year
- (3) Other operating expenses inflated by 3.0% annually
- (4) Based on assumed increase of 2% per year

**MASONICARE
PROJECTED CONSOLIDATED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021**

	Budget FY 2016	Estimated FY 2017	Estimated FY 2018	Estimated FY 2019	Estimated FY 2020	Estimated FY 2021
REVENUE						
Net Patient Revenue	\$ 149,066,758	\$ 152,793,427	\$ 156,613,262.62	\$ 160,528,594	\$ 164,541,809	\$ 168,655,354
Resident Fees	19,463,716	19,950,309	20,449,067	20,960,293	21,484,301	22,021,408
Earned Entry Fee (Amortized)	5,575,000	5,714,375	5,857,234	6,003,665	6,153,757	6,307,601
Other Operating Revenue	11,554,952	11,843,826	12,139,921	12,443,419	12,754,505	13,073,368
Provision for Bad Debt	<u>(2,649,998)</u>	<u>(2,716,248)</u>	<u>(2,784,154)</u>	<u>(2,853,758)</u>	<u>(2,925,102)</u>	<u>(2,998,230)</u>
TOTAL REVENUE (1)	183,010,428	187,585,689	192,275,331	197,082,214	202,009,270	207,059,501
EXPENSES						
Salaries & Wages (2)	100,507,667	102,517,820	104,568,177	106,659,540	108,792,731	110,968,586
Benefits (2)	29,184,531	30,280,811	31,409,268	32,570,751	33,766,130	34,996,295
Professional Fees (3)	19,147,867	19,722,303	20,313,972	20,923,391	21,551,093	22,197,626
Supplies & Other expenses (3)	25,864,144	26,640,068	27,439,270	28,262,448	29,110,322	29,983,632
Depreciation (4)	10,514,813	10,725,109	10,939,611	11,158,404	11,381,572	11,609,203
Interest	4,526,976	4,527,000	4,527,000	4,527,000	4,527,000	4,527,000
TOTAL EXPENSES	189,745,998	194,413,112	199,197,298	204,101,535	209,128,847	214,282,341
NET INCOME FROM OPERATIONS	(6,735,570)	(6,827,423)	(6,921,968)	(7,019,320)	(7,119,578)	(7,222,840)
Investment Income	8,470,650	8,470,000	8,470,000	8,470,000	8,470,000	8,470,000
Contributions	1,815,000	1,815,000	1,815,000	1,815,000	1,815,000	1,815,000
Change in value of interest rate swap	-	-	-	-	-	-
NET INCOME/LOSS	\$ 3,550,080	\$ 3,457,577	\$ 3,363,032	\$ 3,265,680	\$ 3,165,422	\$ 3,062,160

NOTES AND ASSUMPTIONS:

- (1) Revenues are anticipated to increase by 2.5% annually
- (2) Salaries & wages are inflated at a rate of 2.0% per year, with employee benefits increasing 0.5% of salaries & wages each year
- (3) Other operating expenses inflated by 3.0% annually
- (4) Based on assumed increase of 2% per year

MASONICARE
 PROJECTED CONSOLIDATED BALANCE SHEETS
 FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021

	As of September 30, 2015	Estimated As of September 30, 2016	Estimated As of September 30, 2017	Estimated As of September 30, 2018	Estimated As of September 30, 2019	Estimated As of September 30, 2020
Current Assets:						
Cash	\$ 4,143,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Restricted Cash	767,000	766,000	766,000	766,000	766,000	766,000
Patient receivables, net	18,727,000	20,001,140	20,557,336	21,071,269	21,598,051	22,077,516
Other receivables	6,382,000	6,382,000	6,382,000	6,382,000	6,382,000	6,382,000
Inventories	282,000	282,000	282,000	282,000	282,000	282,000
Prepaid expenses and other current assets	2,304,000	2,304,000	2,304,000	2,304,000	2,304,000	2,304,000
Assets whose use is limited or restricted-required for current liabilities	3,583,000	3,853,000	3,853,000	3,853,000	3,853,000	3,853,000
Due from affiliates/interfund	-	-	-	-	-	-
Total current assets	36,188,000	37,588,140	38,144,336	38,658,269	39,185,051	39,664,516
Assets whose use is limited or restricted						
By board for capital purposes	76,219,000	77,328,416	77,675,505	77,794,644	77,678,170	77,319,041
Under patient asset management and trust agreements	499,000	499,000	499,000	499,000	499,000	499,000
Under indenture agreement-held by trustee	506,000	506,000	506,000	506,000	506,000	506,000
Under trust for estimated self insurance liability	13,461,000	13,491,000	13,491,000	13,491,000	13,491,000	13,491,000
By donors for specific purposes	3,577,000	3,552,000	3,527,000	3,502,000	3,477,000	3,452,000
By donors for permanent endowment funds	66,794,000	67,134,000	67,474,000	67,814,000	68,154,000	68,494,000
Less: current portion	(3,583,000)	(3,583,000)	(3,583,000)	(3,583,000)	(3,583,000)	(3,583,000)
Non-current assets whose use is limited or restricted	157,473,000	158,927,416	159,589,505	160,023,644	160,222,170	160,178,041
Property and equipment, net	156,646,000	157,026,380	157,414,368	157,810,115	158,213,777	158,625,513
Unamortized financing costs	2,038,000	1,938,000	1,838,000	1,738,000	1,638,000	1,538,000
Recoveries of estimated insurance liabilities	108,000	108,000	108,000	108,000	108,000	108,000
Total assets	\$ 352,453,000	\$ 355,587,936	\$ 357,094,208	\$ 358,338,028	\$ 359,366,998	\$ 360,114,070

Assets whose use is limited or restricted-required for current liabilities
 Due from affiliates/interfund

Non-current assets whose use is limited or restricted

Property and equipment, net
 Unamortized financing costs
 Recoveries of estimated insurance liabilities

Total assets

**MASONICARE
PROJECTED CONSOLIDATED BALANCE SHEETS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021**

	As of September 30, 2015	Estimated As of September 30, 2016	Estimated As of September 30, 2017	Estimated As of September 30, 2018	Estimated As of September 30, 2019	Estimated As of September 30, 2020
Current Liabilities:						
Current maturities of long-term debt	\$ 2,787,000	\$ 2,907,000	\$ 3,033,000	\$ 3,167,000	\$ 3,301,000	\$ 3,445,000
Accounts payable and accrued expenses	12,284,000	12,298,364	12,702,020	13,083,080	13,475,573	13,841,917
Accrued salaries and related expenses	7,656,000	8,858,757	9,095,797	9,313,524	9,536,321	9,737,627
Accrued pension and post retirement benefits, current portion	2,179,000	2,179,000	2,179,000	2,179,000	2,179,000	2,179,000
Estimated self-insurance liabilities, current portion	1,435,000	1,435,000	1,435,000	1,435,000	1,435,000	1,435,000
Estimated settlements due to third party payers	1,311,000	1,311,000	1,311,000	1,311,000	1,311,000	1,311,000
Annuities payable, current portion	303,000	303,000	303,000	303,000	303,000	303,000
Deferred patient service and other revenues	4,371,000	4,371,000	4,371,000	4,371,000	4,371,000	4,371,000
Deposits	2,174,000	2,174,000	2,174,000	2,174,000	2,174,000	2,174,000
Other liabilities	257,000	257,000	257,000	257,000	257,000	257,000
Total current liabilities	34,757,000	36,094,120	36,860,816	37,593,604	38,342,894	39,054,544
Long-term Liabilities:						
Accrued pension and post retirement benefits, net of current portion	16,617,000	16,617,000	16,617,000	16,617,000	16,617,000	16,617,000
Interest rate swap liability	19,388,000	19,388,000	19,388,000	19,388,000	19,388,000	19,388,000
Annuities payable, net of current portion	1,653,000	1,653,000	1,653,000	1,653,000	1,653,000	1,653,000
Refundable entry fees, net of current portion	36,181,000	36,181,000	36,181,000	36,181,000	36,181,000	36,181,000
Amounts due under patient asset management agreements	484,000	483,735	483,735	483,735	483,735	483,735
Other Long Term Liabilities	798,000	798,000	798,000	798,000	798,000	798,000
Estimated self-insurance liabilities	10,090,000	10,930,000	10,930,000	10,930,000	10,930,000	10,930,000
Long-term debt, net of current maturities	96,082,000	93,175,000	90,142,000	86,975,000	83,674,000	80,229,000
Total liabilities	216,050,000	215,319,855	213,053,551	210,619,339	208,067,629	205,334,279
Net assets:						
Unrestricted	55,026,000	58,576,080	62,033,657	65,396,689	68,662,369	71,827,791
Temporarily restricted	2,691,000	2,666,000	2,641,000	2,616,000	2,591,000	2,566,000
Permanently restricted	78,686,000	79,026,000	79,366,000	79,706,000	80,046,000	80,386,000
Total net assets	136,403,000	140,268,080	144,040,657	147,718,689	151,299,369	154,779,791
Total liabilities and net assets	\$ 352,453,000	\$ 355,587,935	\$ 357,094,208	\$ 358,338,028	\$ 359,366,998	\$ 360,114,070

ATTACHMENT B

CURRENT AND HISTORICAL LISTING OF ENTRY AND
MONTHLY FEES

1984-2015

Masonicare at Ashlar Village

10/01/2015

Independent Living RESIDENCES (year built)	Ent. Fee* 1 Person	Ent. Fee* 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
<i>Monthly fee includes all utilities - <u>except</u> electric. Telephone, Senior TV, and internet not included.</i>					
(Average monthly electric cost is \$90-\$120 depending on size and usage.)					
Bridgehouse/Knoll Apts.(1985)					
One bedroom/one bath	\$113,500	\$133,500	\$2,287	\$2,755	665
Two bedroom/one bath	\$163,500	\$183,500	\$2,615	\$3,084	930
Meadow Wood Apts. (1991)					
One bedroom/one bath	\$124,000	\$144,000	\$2,454	\$2,926	739
Two bedroom/1.5 bath	\$195,000	\$215,000	\$2,952	\$3,425	967
Cottages (1985/1991)					
<u>One bedroom/one bath</u>					
Birch	\$140,000	\$160,000	\$1,767	\$2,001	924
<u>Two bedroom/one bath</u>					
Pine	\$191,000	\$211,000	\$2,176	\$2,409	1,073
<u>Two bedroom (1.5 bath)</u>					
Contemporary	\$224,000	\$244,000	\$2,707	\$2,943	1,228
Traditional III	\$225,000	\$245,000	\$2,707	\$2,943	1,251
<u>Two bedroom (two full baths)</u>					
Oak II	\$230,000	\$250,000	\$2,732	\$2,963	1,198
Willow	\$233,000	\$253,000	\$2,761	\$2,997	1,243
<i>Monthly fee includes all utilities and Senior TV. Telephone and internet not included.</i>					
Notch Hill Apts. (2008)					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$270,000	\$3,439	\$3,929	1,130
Model - 2Bb	\$255,000	\$275,000	\$3,439	\$3,929	1,148
Model - 2Bc	\$265,000	\$285,000	\$3,439	\$3,929	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$330,000	\$3,580	\$4,072	1,486
Model - 2BDb	\$315,000	\$335,000	\$3,580	\$4,072	1,496
Model - 2BDc	\$315,000	\$335,000	\$3,580	\$4,072	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$345,000	\$3,719	\$4,211	1,542
Villas (2005/2006)					
<u>Two bedroom</u>					
Apple	\$335,000	\$355,000	\$3,262	\$3,543	1,656
Apple with walkout basement	\$350,000	\$370,000	\$3,262	\$3,543	1,656
Peach	\$345,000	\$365,000	\$3,333	\$3,615	1,712
Peach with walkout basement	\$360,000	\$380,000	\$3,333	\$3,615	1,712
<u>Two bedroom with den</u>					
Pear	\$375,000	\$395,000	\$3,580	\$3,859	1,817
Pear with walkout basement	\$390,000	\$410,000	\$3,580	\$3,859	1,817
Cherry	\$385,000	\$405,000	\$3,649	\$3,929	1,872
Cherry with walkout basement	\$400,000	\$420,000	\$3,649	\$3,929	1,872

*Finished basement-prices vary on model selected

Prices are subject to change.

Discover the Value of Living at Ashlar Village!

Ashlar Village offers a lifestyle full of advantages. As you consider this important move, it may be helpful to compare the costs of living in your current home versus living in a continuing care retirement community. You may be surprised to learn that you pay more to maintain your home than you think. So take a moment to compare the numbers and discover for your self the value of living at Ashlar Village.

Your Current Monthly Costs	Ashlar Village
Mortgage/Rent/Condominium Fees	Included
Property Taxes	Included
Utilities (water, sewer, electric*, natural gas, cable*)	Included
Garbage Collection	Included
Food	1 meal per day included**
Housekeeping	Included every other week
Home Maintenance (plumbing, electrical and appliance repair)	Included
Lawn & Garden Maintenance	Included
Homeowners Insurance (excluding personal property & liability)	Included
Scheduled Local Transportation Including medical appointments within 15 mile	Included
Various Scheduled Entertainment & Activities	Included
Health & Fitness Programs	Included
Building Monitoring System (24-hour security & fire protection)	Included
24 hour Emergency Response System	Included

* Included only in Villas and Notch Hill Apartments

** No meals included in Cottages and Villas

For more information, please contact the Marketing Department at 1-800-382-2244

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

1 PERSON

2 PERSON

PHASE I

(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,421.00	\$1,898.00
2 Bedroom	\$1,576.00	\$2,060.00

COTTAGES

1 Bedroom	\$1,169.00	\$1,262.00
2 Bedroom	\$1,301.00	\$1,382.00
2 Bedroom Exp.	\$1,318.00	\$1,401.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,128.00	\$2,703.00
2 Bedroom	\$2,273.00	\$2,860.00
<u>COTTAGES</u>		
1 Bedroom	\$1,875.00	\$2,097.00
2 Bedroom	\$1,993.00	\$2,223.00
2 Bedroom Exp.	\$2,012.00	\$2,243.00
2 Bedroom Exp. W/2 Bathrooms	\$2,092.00	\$2,323.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,454.00	\$2,952.00
Larger-1 Bedroom	\$2,818.00	\$2,718.00
2 Bedroom	\$2,952.00	\$3,449.00
Larger-2 Bedroom	\$3,316.00	\$3,811.00
3 Bedroom	\$3,811.00	\$4,302.00
<u>COTTAGES</u>		
Traditional	\$2,515.00	\$2,736.00
Traditional Exp.	\$2,774.00	\$3,011.00
Contemporary	\$2,774.00	\$3,011.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,117.00	\$2,585.00
2 Bedroom	\$2,273.00	\$2,743.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,611.00	\$1,846.00
1 Bedroom (Birch)	\$1,767.00	\$2,002.00
2 Bedroom (Dogwood)	\$2,017.00	\$2,298.00
2 Bedroom (Pine)	\$2,176.00	\$2,409.00
2 Bedroom (Oak)	\$2,369.00	\$2,604.00
2 Bedroom (Willow)	\$2,761.00	\$2,996.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,454.00	\$2,923.00
2 Bedroom	\$2,952.00	\$3,423.00
<u>COTTAGES</u>		
Traditional	\$2,440.00	\$2,597.00
Contemporary	\$2,707.00	\$2,943.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(February 19, 2003 Price Structure)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse</u>		
1 Bedroom	\$2,117.00	\$2,585.00
2 Bedroom	\$2,273.00	\$2,743.00
<u>Knoll</u>		
1 Bedroom	\$2,286.00	\$2,754.00
2 Bedroom	\$2,615.00	\$3,083.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,456.00	\$2,923.00
2 Bedroom	\$2,952.00	\$3,434.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,611.00	\$1,846.00
Birch	\$1,767.00	\$2,002.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$2,176.00	\$2,409.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,369.00	\$2,604.00
Traditional	\$2,440.00	\$2,675.00
Traditional II	\$2,440.00	\$2,675.00
Traditional III	\$2,707.00	\$2,943.00
Contemporary	\$2,707.00	\$2,943.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,732.00	\$2,962.00
Willow	\$2,760.00	\$2,996.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$2,117.00	\$2,585.00
2 Bedroom	\$2,273.00	\$2,743.00
<u>Knoll</u>		
1 Bedroom	\$2,287.00	\$2,754.00
2 Bedroom	\$2,806.00	\$3,083.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,454.00	\$2,923.00
2 Bedroom	\$2,952.00	\$3,423.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,564.00	\$1,792.00
Birch	\$1,716.00	\$1,944.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$2,113.00	\$2,339.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,300.00	\$2,528.00
Traditional	\$2,369.00	\$2,597.00
Traditional II	\$2,369.00	\$2,597.00
Traditional III	\$2,628.00	\$2,857.00
Contemporary	\$2,628.00	\$2,857.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,652.00	\$2,876.00
Willow	\$2,681.00	\$2,909.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(1/17/06 Price Structure)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$2,287.00	\$2,755.00
Two Bedroom/One Bath	\$2,615.00	\$3,084.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,455.00	\$2,926.00
Two Bedroom/1.5 Bath	\$2,952.00	\$3,425.00
Large Two Bedroom/1.5 Bath	\$3,337.00	\$3,811.00
Three Bedroom/1.5 Bath -1 st Floor	\$3,830.00	\$4,302.00
Three Bedroom/1.5 Bath-2 nd Floor	\$3,719.00	\$4,211.00

ASHLAR VILLAGE
 FISCAL YEAR 2016 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2015)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,636.00	\$1,846.00
Birch	\$1,767.00	\$2,001.00
<u>Two Bedroom/One Bath</u>		
Pine	\$2,176.00	\$2,409.00
Oak	\$2,186.00	\$2,418.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak I	\$2,369.00	\$2,604.00
Traditional	\$2,440.00	\$2,675.00
Traditional II	\$2,440.00	\$2,675.00
Traditional III	\$2,707.00	\$2,943.00
Contemporary	\$2,707.00	\$2,943.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,732.00	\$2,963.00
Willow	\$2,761.00	\$2,997.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$3,262.00	\$3,543.00
Apple with walkout basement	\$3,262.00	\$3,543.00
Peach	\$3,262.00	\$3,543.00
Peach with walkout basement	\$3,262.00	\$3,543.00
<u>Two Bedroom with Den</u>		
Pear	\$3,580.00	\$3,859.00
Pear with walkout basement	\$3,580.00	\$3,859.00
Cherry	\$3,649.00	\$3,929.00
Cherry with walkout basement	\$3,649.00	\$3,929.00

ASHLAR VILLAGE
FISCAL YEAR 2016 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2015)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$3,439.00	\$3,929.00
Model - 2 Bb	\$3,439.00	\$3,929.00
Model – 2 Bc	\$3,439.00	\$3,929.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$3,580.00	\$4,072.00
Model – 2Bdb	\$3,580.00	\$4,072.00
Model – 2 Bdc	\$3,580.00	\$4,072.00
<u>Three Bedroom</u>		
Model – 3B	\$3,719.00	\$4,211.00



APT. STYLE	SQ.FT.	BASE RENT	W/LEVEL I CARE	Levels of care for each resident are determined prior to residency through a medical evaluation meeting with the assisted living nursing supervisor. They are re-evaluated every 120 days.
Typical Studio	318-325	\$4,140	\$5,021	Level 1: \$881* Up to 3.5 hrs/week: average of 30 min/day
Deluxe Studio	380	\$4,329	\$5,210	Level 2: \$1,762 Up to 7 hrs/week: average of 60 min/day
1-Bedroom	460-596	\$5,761	\$6,642	Level 3: \$2,643 Up to 10.5 hrs/week: average of 90 min/day
1-Bedroom Deluxe	627-650	\$6,454	\$7,335	Level 4: \$3,524 Up to 14 hrs/week: average of 120 min/day
2-Bedroom	660	\$7,076	\$7,957	
2-Bedroom Deluxe	800	\$7,405	\$8,286	

* Each increased level of care is an additional \$881

2ND PERSON

\$941

\$1,822

For couples:

Add the second person monthly fee of \$941 and \$881 for each level of care the second person requires.

Example:

A one bedroom with first person receiving Level II care and second person receiving Level I care: \$7,523+\$941+\$881= \$9,345

Prices shown are effective October 1, 2015, and are subject to change.

Core Services & Amenities

ASSISTED LIVING at Pond Ridge



❖ Three nutritionally balanced meals each day	Art Gallery	Laundry Rooms
❖ Utilities (excluding phone, cable & internet)	Art Studio	Library
❖ Weekly housekeeping, linen & towel service	Beauty/Barber Shop	Mail Room
❖ Transportation to medical appointments within a 15-mile radius	Billiard Room	On-Site Parking
❖ Transportation to programs and scheduled local shopping	Convenience Store	Outdoor Patio & Terrace
❖ Daily exercise programs	Country Kitchen	Outdoor Raised Garden Plots
❖ Stimulating social, recreational and therapeutic activities	Exercise & Fitness	Resident Lounges
❖ State of the art 24-hour emergency safety system	Game Room	Restaurant Style Dining
❖ 24/7 Resident care staff and 24-hour security on campus	Individual Storage Space	Walking Trails

Masonicare at Ashlar Village

10/01/2014

RESIDENCE APARTMENTS	Ent. Fee 1 Person	Ent. Fee 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
Bridgehouse/Knoll					
One bedroom/one bath	\$113,000	\$130,000	\$2,220	\$2,675	665
Two bedroom/one bath	\$163,000	\$180,000	\$2,539	\$2,994	930
Meadow Wood					
One bedroom/one bath	\$123,000	\$140,000	\$2,383	\$2,841	739
Two bedroom/1.5 bath	\$193,550	\$210,550	\$2,866	\$3,325	967
Large Two bedroom/1.5 bath	\$243,000	\$260,000	\$3,240	\$3,700	1,200
Three bedroom/1.5 bath	\$303,000	\$320,000	\$3,718	\$4,177	1,450
Notch Hill					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$267,000	\$3,339	\$3,815	1,130
Model - 2Bb	\$255,000	\$272,000	\$3,339	\$3,815	1,148
Model - 2Bc	\$265,000	\$282,000	\$3,339	\$3,815	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$327,000	\$3,476	\$3,953	1,486
Model - 2BDb	\$315,000	\$332,000	\$3,476	\$3,953	1,496
Model - 2BDc	\$315,000	\$332,000	\$3,476	\$3,953	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$342,000	\$3,611	\$4,088	1,542
COTTAGES					
<u>One bedroom/one bath</u>					
Beech	\$128,000	\$145,000	\$1,588	\$1,792	825
Birch	\$138,000	\$155,000	\$1,716	\$1,943	865
<u>Two bedroom/one bath</u>					
Pine	\$189,000	\$206,000	\$2,113	\$2,339	1,000
Oak	\$190,000	\$207,000	\$2,122	\$2,348	1,040
<u>Two bedroom (1.5 bath)</u>					
Oak I	\$193,000	\$210,000	\$2,300	\$2,528	1,040
Traditional	\$198,000	\$215,000	\$2,369	\$2,597	1,046
Traditional II	\$204,000	\$221,000	\$2,369	\$2,597	1,196
Contemporary	\$222,000	\$239,000	\$2,628	\$2,857	1,160
Traditional III	\$223,000	\$240,000	\$2,628	\$2,857	1,185
<u>Two bedroom (two full baths)</u>					
Oak II	\$228,000	\$245,000	\$2,652	\$2,877	1,170
Willow	\$231,000	\$248,000	\$2,681	\$2,910	1,338
VILLAS					
<u>Two bedroom</u>					
Apple	\$335,000	\$352,000	\$3,167	\$3,440	1,545
Apple with walkout basement	\$350,000	\$367,000	\$3,167	\$3,440	1,545
Peach	\$345,000	\$362,000	\$3,236	\$3,510	1,600
Peach with walkout basement	\$360,000	\$377,000	\$3,236	\$3,510	1,600
<u>Two bedroom with den</u>					
Pear	\$375,000	\$392,000	\$3,476	\$3,747	1,703
Pear with walkout basement	\$390,000	\$407,000	\$3,476	\$3,747	1,703
Cherry	\$385,000	\$402,000	\$3,543	\$3,815	1,758
Cherry with walkout basement	\$400,000	\$417,000	\$3,543	\$3,815	1,758

Monthly Fees & Care Plans

ASSISTED LIVING at Pond Ridge

APT. STYLE	SQ.FT.	BASE RENT	W/LEVEL I CARE
Typical Studio	318-325	\$4,019	\$4,870
Deluxe Studio	380	\$4,203	\$5,054
1-Bedroom	460-596	\$5,593	\$6,444
1-Bedroom Corner	500	\$5,828	\$6,679
1-Bedroom Deluxe	627-650	\$6,266	\$7,117
2-Bedroom	660	\$6,870	\$7,721
2-Bedroom Deluxe	800	\$7,189	\$8,040

Levels of care for each resident are determined prior to residency through a medical evaluation meeting with the assisted living nursing supervisor. They are re-evaluated every 120 days.

Level 1: \$851* Up to 3.5 hrs/week: average of 30 min/day
 Level 2: \$1,702 Up to 7 hrs/week: average of 60 min/day
 Level 3: \$2,553 Up to 10.5 hrs/week: average of 90 min/day
 Level 4: \$3,404 Up to 14 hrs/week: average of 120 min/day

2ND PERSON \$914 \$1,765 * Each increased level of care is an additional \$851

For couples:

Add the second person monthly fee of \$914 and \$851 for each level of care the second person requires.

Example:

A one bedroom with first person receiving Level II care and second person receiving Level I care: \$7,295+\$914+\$851 = \$9,060

Prices shown are effective October 1, 2014, and are subject to change.

Core Services & Amenities

ASSISTED LIVING at Pond Ridge

❖ Three nutritionally balanced meals each day	Art Gallery	Laundry Rooms
❖ Utilities (excluding phone, cable & internet)	Art Studio	Library
❖ Weekly housekeeping, linen & towel service	Beauty/Barber Shop	Mail Room
❖ Transportation to medical appointments within a 15-mile radius	Billiard Room	On-Site Parking
❖ Transportation to programs and scheduled local shopping	Convenience Store	Outdoor Patio & Terrace
❖ Daily exercise programs	Country Kitchen	Outdoor Raised Garden Plots
❖ Stimulating social, recreational and therapeutic activities	Exercise & Fitness	Resident Lounges
❖ State of the art 24-hour emergency safety system	Game Room	Restaurant Style Dining
❖ 24/7 Resident care staff and 24-hour security on campus	Individual Storage Space	Walking Trails

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

1 PERSON

2 PERSON

PHASE I
(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,380.00	\$1,843.00
2 Bedroom	\$1,530.00	\$2,000.00

COTTAGES

1 Bedroom	\$1,135.00	\$1,225.00
2 Bedroom	\$1,263.00	\$1,342.00
2 Bedroom Exp.	\$1,280.00	\$1,360.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,066.00	\$2,624.00
2 Bedroom	\$2,207.00	\$2,777.00
<u>COTTAGES</u>		
1 Bedroom	\$1,820.00	\$2,036.00
2 Bedroom	\$1,935.00	\$2,158.00
2 Bedroom Exp.	\$1,953.00	\$2,178.00
2 Bedroom Exp. W/2 Bathrooms	\$2,031.00	\$2,255.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,383.00	\$2,866.00
Larger-1 Bedroom	\$2,736.00	\$2,639.00
2 Bedroom	\$2,866.00	\$3,349.00
Larger-2 Bedroom	\$3,219.00	\$3,700.00
3 Bedroom	\$3,700.00	\$4,177.00
 <u>COTTAGES</u>		
Traditional	\$2,442.00	\$2,656.00
Traditional Exp.	\$2,693.00	\$2,923.00
Contemporary	\$2,693.00	\$2,923.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,055.00	\$2,510.00
2 Bedroom	\$2,207.00	\$2,663.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,564.00	\$1,792.00
1 Bedroom (Birch)	\$1,716.00	\$1,944.00
2 Bedroom (Dogwood)	\$1,958.00	\$2,231.00
2 Bedroom (Pine)	\$2,113.00	\$2,339.00
2 Bedroom (Oak)	\$2,300.00	\$2,528.00
2 Bedroom (Willow)	\$2,681.00	\$2,909.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,383.00	\$2,838.00
2 Bedroom	\$2,866.00	\$3,323.00
<u>COTTAGES</u>		
Traditional	\$2,369.00	\$2,521.00
Contemporary	\$2,628.00	\$2,857.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$2,055.00	\$2,510.00
2 Bedroom	\$2,207.00	\$2,663.00
<u>Knoll</u>		
1 Bedroom	\$2,219.00	\$2,674.00
2 Bedroom	\$2,539.00	\$2,993.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,384.00	\$2,838.00
2 Bedroom	\$2,866.00	\$3,334.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,564.00	\$1,792.00
Birch	\$1,716.00	\$1,944.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$2,113.00	\$2,339.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,300.00	\$2,528.00
Traditional	\$2,369.00	\$2,597.00
Traditional II	\$2,369.00	\$2,597.00
Traditional III	\$2,628.00	\$2,857.00
Contemporary	\$2,628.00	\$2,857.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,652.00	\$2,876.00
Willow	\$2,680.00	\$2,909.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$2,055.00	\$2,510.00
2 Bedroom	\$2,207.00	\$2,663.00
<u>Knoll</u>		
1 Bedroom	\$2,220.00	\$2,674.00
2 Bedroom	\$2,724.00	\$2,993.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,383.00	\$2,838.00
2 Bedroom	\$2,866.00	\$3,323.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,518.00	\$1,740.00
Birch	\$1,666.00	\$1,887.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$2,051.00	\$2,271.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,233.00	\$2,454.00
Traditional	\$2,300.00	\$2,521.00
Traditional II	\$2,300.00	\$2,521.00
Traditional III	\$2,551.00	\$2,774.00
Contemporary	\$2,551.00	\$2,774.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,575.00	\$2,792.00
Willow	\$2,603.00	\$2,824.00

ASHLAR VILLAGE
 FISCAL YEAR 2015 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2014)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,588.00	\$1,792.00
Birch	\$1,716.00	\$1,943.00
<u>Two Bedroom/One Bath</u>		
Pine	\$2,113.00	\$2,339.00
Oak	\$2,122.00	\$2,348.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak I	\$2,300.00	\$2,528.00
Traditional	\$2,369.00	\$2,597.00
Traditional II	\$2,369.00	\$2,597.00
Traditional III	\$2,628.00	\$2,857.00
Contemporary	\$2,628.00	\$2,857.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,652.00	\$2,877.00
Willow	\$2,681.00	\$2,910.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$3,167.00	\$3,440.00
Apple with walkout basement	\$3,167.00	\$3,440.00
Peach	\$3,236.00	\$3,510.00
Peach with walkout basement	\$3,236.00	\$3,510.00
<u>Two Bedroom with Den</u>		
Pear	\$3,476.00	\$3,747.00
Pear with walkout basement	\$3,476.00	\$3,747.00
Cherry	\$3,543.00	\$3,815.00
Cherry with walkout basement	\$3,543.00	\$3,815.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$2,220.00	\$2,675.00
Two Bedroom/One Bath	\$2,539.00	\$2,994.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,383.00	\$2,841.00
Two Bedroom/1.5 Bath	\$2,866.00	\$3,325.00
Large Two Bedroom/1.5 Bath	\$3,240.00	\$3,700.00
Three Bedroom/1.5 Bath	\$3,718.00	\$4,177.00

ASHLAR VILLAGE
FISCAL YEAR 2015 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2014)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$3,339.00	\$3,815.00
Model - 2 Bb	\$3,339.00	\$3,815.00
Model – 2 Bc	\$3,339.00	\$3,815.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$3,476.00	\$3,953.00
Model – 2Bdb	\$3,476.00	\$3,953.00
Model – 2 Bdc	\$3,476.00	\$3,953.00
<u>Three Bedroom</u>		
Model – 3B	\$3,611.00	\$4,088.00

Core Services Included In the Monthly Fee:

- ❖ Three nutritionally balanced meals each day
- ❖ Utilities (excluding phone, cable & Internet)
- ❖ Weekly housekeeping
- ❖ Weekly linen and towel service
- ❖ Transportation to doctor appointments within a 15-mile radius
- ❖ Transportation to programs and scheduled local shopping
- ❖ Daily fitness and wellness programs
- ❖ Stimulating social, recreational and therapeutic activities
- ❖ 24-hour emergency call (wrist or pendant)
- ❖ 24-hour resident care staff in the building
- ❖ 24-hour security on campus

***A*menities Included in the Monthly Fee:**

Art Gallery	Laundry Rooms
Art Studio	Library
Beauty/Barber Shop	Mail Room
Billiard Room	On-Site Parking
Convenience Store	Outdoor Patio & Terrace
Country Kitchen	Outdoor Raised Garden Plots
Exercise & Fitness	Resident Lounges
Game Room	Restaurant Style Dining & Continental Breakfast Option
Individual Storage Space	Walking Trails

Masonicare at Ashlar Village

Assisted Living at Ashlar Village

Assisted Living Schedule of Fees

APT. STYLE	SQ. FT.	BASE RENT	WITH <u>LEVEL I</u> CARE
Typical Studio	325	\$3,883	\$4,701
Deluxe Studio	351	\$4,061	\$4,879
1-Bedroom	460 - 596	\$5,404	\$6,222
1-Bedroom Corner	500	\$5,631	\$6,449
1-Bedroom Deluxe	627-650	\$6,054	\$6,872
2-Bedroom	660	\$6,638	\$7,456
2-Bedroom Deluxe	800	\$6,946	\$7,764
<i>2ND PERSON</i>		\$883	\$1,701

Personal Care Plan Options

Levels of care for each resident are determined prior to residency through a medical evaluation meeting with the assisted living nursing supervisor. They are re-evaluated every 120-days.

Level 1:	\$818*	Up to 3.5 hrs./week:	average of 30 min./day
Level 2:	\$1,636	Up to 7 hrs./week:	average of 60 min./day
Level 3:	\$2,454	Up to 10.5 hrs./week:	average of 90 min./day
Level 4:	\$3,272	Up to 14 hrs./week:	average of 120 min./day

* Each increased level of care is an additional \$818

For couples: Add the second person monthly fee of \$883 and \$818 for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: \$7,040 + \$883+\$818= \$8,741

Prices shown are effective October 1, 2013, and are subject to change.

Masonicare at Ashlar Village

10/01/2013

RESIDENCE APARTMENTS	Ent. Fee 1 Person	Ent. Fee 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
Bridgehouse/Knoll					
One bedroom/one bath	\$110,000	\$125,000	\$2,155	\$2,597	665
Two bedroom/one bath	\$160,000	\$175,000	\$2,465	\$2,907	930
Meadow Wood					
One bedroom/one bath	\$120,000	\$135,000	\$2,314	\$2,758	739
Two bedroom/1.5 bath	\$190,550	\$205,550	\$2,783	\$3,228	967
Large Two bedroom/1.5 bath	\$240,000	\$255,000	\$3,146	\$3,592	1,200
Three bedroom/1.5 bath	\$300,000	\$315,000	\$3,610	\$4,055	1,450
Notch Hill					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$265,000	\$3,226	\$3,686	1,130
Model - 2Bb	\$255,000	\$270,000	\$3,226	\$3,686	1,148
Model - 2Bc	\$265,000	\$280,000	\$3,226	\$3,686	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$325,000	\$3,358	\$3,819	1,486
Model - 2BDb	\$315,000	\$330,000	\$3,358	\$3,819	1,496
Model - 2BDc	\$315,000	\$330,000	\$3,358	\$3,819	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$340,000	\$3,489	\$3,950	1,542
COTTAGES					
<u>One bedroom/one bath</u>					
Beech	\$125,000	\$140,000	\$1,542	\$1,740	825
Birch	\$135,000	\$150,000	\$1,666	\$1,886	865
<u>Two bedroom/one bath</u>					
Pine	\$186,000	\$201,000	\$2,051	\$2,271	1,000
Oak	\$187,000	\$202,000	\$2,060	\$2,280	1,040
<u>Two bedroom (1.5 bath)</u>					
Oak I	\$190,000	\$205,000	\$2,233	\$2,454	1,040
Traditional	\$195,000	\$210,000	\$2,300	\$2,521	1,046
Traditional II	\$201,000	\$216,000	\$2,300	\$2,521	1,196
Contemporary	\$219,000	\$234,000	\$2,551	\$2,774	1,160
Traditional III	\$220,000	\$235,000	\$2,551	\$2,774	1,185
<u>Two bedroom (two full baths)</u>					
Oak II	\$225,000	\$240,000	\$2,575	\$2,793	1,170
Willow	\$228,000	\$243,000	\$2,603	\$2,825	1,338
VILLAS					
<u>Two bedroom</u>					
Apple	\$305,000	\$320,000	\$3,060	\$3,324	1,545
Apple with walkout basement	\$320,000	\$335,000	\$3,060	\$3,324	1,545
Peach	\$315,000	\$330,000	\$3,127	\$3,391	1,600
Peach with walkout basement	\$330,000	\$345,000	\$3,127	\$3,391	1,600
<u>Two bedroom with den</u>					
Pear	\$345,000	\$360,000	\$3,358	\$3,620	1,703
Pear with walkout basement	\$360,000	\$375,000	\$3,358	\$3,620	1,703
Cherry	\$355,000	\$370,000	\$3,423	\$3,686	1,758
Cherry with walkout basement	\$370,000	\$385,000	\$3,423	\$3,686	1,758

TO: ASHLAR VILLAGE RESIDENTS

FROM: Hilde Sager
Assistant Administrator

DATE: August 29, 2013

SUBJECT: Fiscal Year 2014

The charges listed below are effective October 1, 2013, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2013</u>
I. FOOD SERVICE	
Guest Meal	\$15.25
Villa/Cottage Resident Meal	\$14.25
Holiday Guest Meals	\$18.50
Beverages:	
Mixed Drink	\$ 4.75
Wine/Beer	\$ 3.75
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$260.00 (\$13.00/Meal)
30 Meal Package	\$375.00 (\$12.50/Meal)
Meal Delivery:	
Apartment:	\$6.25
Villa/Cottage:	\$7.25
Assistance to and from Dining Room:	\$7.00
II. HOUSEKEEPING	
Additional Housekeeping	\$24.00/Hr. (\$6.00/Quarter Hour)
Rollaway Bed	\$16.00/Per Night
Guest Apartment	\$85.00/Night
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$36.00/Hr. (\$9.00/Quarter Hour)
Apartment Carport Rental	\$750.00/Year (Annual Rental) \$ 74.00/Month (Seasonal Rental)
Unit Key Charge: (Pond Ridge/Cottage Storage Room)	\$4.00
Mail Box Key Charge	\$2.25
Key Card Charge	\$2.25
Senior TV	\$36.00/Month
Internet Access	\$21.00/Month

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (PIONEERS-MOVE IN PRIOR TO 10/1/88)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,340.00	\$1,789.00
2 Bedroom	\$1,485.00	\$1,942.00
<u>COTTAGES</u>		
1 Bedroom	\$1,102.00	\$1,189.00
2 Bedroom	\$1,226.00	\$1,303.00
2 Bedroom Exp.	\$1,243.00	\$1,320.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,006.00	\$2,548.00
2 Bedroom	\$2,143.00	\$2,696.00
<u>COTTAGES</u>		
1 Bedroom	\$1,767.00	\$1,977.00
2 Bedroom	\$1,879.00	\$2,095.00
2 Bedroom Exp.	\$1,896.00	\$2,115.00
2 Bedroom Exp. W/2 Bathrooms	\$1,972.00	\$2,189.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,314.00	\$2,783.00
Larger-1 Bedroom	\$2,656.00	\$2,562.00
2 Bedroom	\$2,783.00	\$3,251.00
Larger-2 Bedroom	\$3,125.00	\$3,592.00
3 Bedroom	\$3,592.00	\$4,055.00
<u>COTTAGES</u>		
Traditional	\$2,371.00	\$2,579.00
Traditional Exp.	\$2,615.00	\$2,838.00
Contemporary	\$2,615.00	\$2,838.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,995.00	\$2,437.00
2 Bedroom	\$2,143.00	\$2,585.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,518.00	\$1,740.00
1 Bedroom (Birch)	\$1,666.00	\$1,887.00
2 Bedroom (Dogwood)	\$1,901.00	\$2,166.00
2 Bedroom (Pine)	\$2,051.00	\$2,271.00
2 Bedroom (Oak)	\$2,233.00	\$2,454.00
2 Bedroom (Willow)	\$2,603.00	\$2,824.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,314.00	\$2,755.00
2 Bedroom	\$2,783.00	\$3,226.00
<u>COTTAGES</u>		
Traditional	\$2,300.00	\$2,448.00
Contemporary	\$2,551.00	\$2,774.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,995.00	\$2,437.00
2 Bedroom	\$2,143.00	\$2,585.00
<u>Knoll</u>		
1 Bedroom	\$2,154.00	\$2,596.00
2 Bedroom	\$2,465.00	\$2,906.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,314.00	\$2,755.00
2 Bedroom	\$2,783.00	\$3,237.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,518.00	\$1,740.00
Birch	\$1,666.00	\$1,887.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$2,051.00	\$2,271.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,233.00	\$2,454.00
Traditional	\$2,300.00	\$2,521.00
Traditional II	\$2,300.00	\$2,521.00
Traditional III	\$2,551.00	\$2,774.00
Contemporary	\$2,551.00	\$2,774.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,575.00	\$2,792.00
Willow	\$2,602.00	\$2,824.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,995.00	\$2,437.00
2 Bedroom	\$2,143.00	\$2,585.00
<u>Knoll</u>		
1 Bedroom	\$2,155.00	\$2,596.00
2 Bedroom	\$2,645.00	\$2,906.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,314.00	\$2,755.00
2 Bedroom	\$2,783.00	\$3,226.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,474.00	\$1,689.00
Birch	\$1,617.00	\$1,832.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,991.00	\$2,205.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,168.00	\$2,383.00
Traditional	\$2,233.00	\$2,448.00
Traditional II	\$2,233.00	\$2,448.00
Traditional III	\$2,477.00	\$2,693.00
Contemporary	\$2,477.00	\$2,693.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,500.00	\$2,711.00
Willow	\$2,527.00	\$2,742.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$2,155.00	\$2,597.00
Two Bedroom/One Bath	\$2,465.00	\$2,907.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,314.00	\$2,758.00
Two Bedroom/1.5 Bath	\$2,783.00	\$3,228.00
Large Two Bedroom/1.5 Bath	\$3,146.00	\$3,592.00
Three Bedroom/1.5 Bath	\$3,610.00	\$4,055.00

ASHLAR VILLAGE
FISCAL YEAR 2013 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2012)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,542.00	\$1,740.00
Birch	\$1,666.00	\$1,886.00
<u>Two Bedroom/One Bath</u>		
Pine	\$2,051.00	\$2,271.00
Oak	\$2,060.00	\$2,280.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak I	\$2,233.00	\$2,454.00
Traditional	\$2,300.00	\$2,521.00
Traditional II	\$2,300.00	\$2,521.00
Traditional III	\$2,551.00	\$2,774.00
Contemporary	\$2,551.00	\$2,774.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,575.00	\$2,793.00
Willow	\$2,603.00	\$2,825.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$3,060.00	\$3,324.00
Apple with walkout basement	\$3,060.00	\$3,324.00
Peach	\$3,127.00	\$3,391.00
Peach with walkout basement	\$3,127.00	\$3,391.00
<u>Two Bedroom with Den</u>		
Pear	\$3,358.00	\$3,620.00
Pear with walkout basement	\$3,358.00	\$3,620.00
Cherry	\$3,423.00	\$3,686.00
Cherry with walkout basement	\$3,423.00	\$3,686.00

ASHLAR VILLAGE
FISCAL YEAR 2014 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2013)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$3,226.00	\$3,686.00
Model - 2 Bb	\$3,226.00	\$3,686.00
Model – 2 Bc	\$3,226.00	\$3,686.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$3,358.00	\$3,819.00
Model – 2Bdb	\$3,358.00	\$3,819.00
Model – 2 Bdc	\$3,358.00	\$3,819.00
<u>Three Bedroom</u>		
Model – 3B	\$3,489.00	\$3,950.00

Masonicare at Ashlar Village

10/1/2012

Independent Living RESIDENCES (year built)	Ent. Fee* 1 Person	Ent. Fee* 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
<i>Monthly fee includes all utilities - except electric. Telephone, Senior TV, and internet not included.</i>					
<i>(Average monthly electric cost is \$90-\$120 depending on size and usage.)</i>					
Bridgehouse/Knoll Apts. (1985)					
One bedroom/one bath	\$107,000	\$122,000	\$2,092	\$2,521	665
Two bedroom/one bath	\$157,000	\$172,000	\$2,393	\$2,822	930
Meadow Wood Apts. (1991)					
One bedroom/one bath	\$117,000	\$132,000	\$2,247	\$2,678	739
Two bedroom/1.5 bath	\$185,000	\$200,000	\$2,702	\$3,134	967
Cottages (1985/1991)					
<u>One bedroom/one bath</u>					
Birch	\$131,000	\$146,000	\$1,617	\$1,831	865
<u>Two bedroom/one bath</u>					
Pine	\$184,000	\$199,000	\$1,991	\$2,205	1,000
<u>Two bedroom (1.5 bath)</u>					
Contemporary	\$214,000	\$229,000	\$2,477	\$2,693	1,160
Traditional III	\$216,000	\$231,000	\$2,477	\$2,693	1,185
<u>Two bedroom (two full baths)</u>					
Oak II	\$221,000	\$236,000	\$2,500	\$2,712	1,170
Willow	\$224,000	\$239,000	\$2,527	\$2,743	1,338
<i>Monthly fee includes all utilities and Senior TV. Telephone and internet not included.</i>					
Notch Hill Apts. (2008)					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$265,000	\$3,117	\$3,561	1,130
Model - 2Bb	\$255,000	\$270,000	\$3,117	\$3,561	1,148
Model - 2Bc	\$265,000	\$280,000	\$3,117	\$3,561	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$325,000	\$3,244	\$3,690	1,486
Model - 2BDb	\$315,000	\$330,000	\$3,244	\$3,690	1,496
Model - 2BDc	\$315,000	\$330,000	\$3,244	\$3,690	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$340,000	\$3,371	\$3,816	1,542
Villas (2005/2006)					
<u>Two bedroom</u>					
Apple	\$305,000	\$320,000	\$2,957	\$3,212	1,545
Apple with walkout basement	\$320,000	\$335,000	\$2,957	\$3,212	1,545
Peach	\$315,000	\$330,000	\$3,021	\$3,276	1,600
Peach with walkout basement	\$330,000	\$345,000	\$3,021	\$3,276	1,600
<u>Two bedroom with den</u>					
ear	\$345,000	\$360,000	\$3,244	\$3,498	1,703
Pear with walkout basement	\$360,000	\$375,000	\$3,244	\$3,498	1,703
Cherry	\$355,000	\$370,000	\$3,307	\$3,561	1,758
Cherry with walkout basement	\$370,000	\$385,000	\$3,307	\$3,561	1,758
*Sunroom additional \$25,000					
*Finished basement-prices vary on model selected					
					<i>Prices are subject to change.</i>

Masonicare at Ashlar Village

Assisted Living Schedule of Fees

Apartment Type	Sq. Ft.	Base Rent	With Level <u>1</u> Care
Typical Studio	325	\$3,752	\$4,539
Deluxe Studio	351	\$3,924	\$4,711
1-Bedroom	460 -596	\$5,221	\$6,008
1-Bedroom Corner	500	\$5,441	\$6,228
1-Bedroom Deluxe	627-650	\$5,849	\$6,636
2-Bedroom	660	\$6,414	\$7,201
2-Bedroom Deluxe	800	\$6,711	\$7,498
<i>2nd person</i>		\$824	\$1,581

Personal Care Plan Options

Levels of care for each resident are determined prior to residency through a medical evaluation meeting with the assisted living nursing supervisor. Residents are re-evaluated every 120-days.

Level 1:	\$787*	Up to 3.5 hours/week:	average of 30 minutes/day
Level 2:	\$1,574	Up to 7 hours/week:	average of 60 minutes/day
Level 3:	\$2,361	Up to 10.5 hours/week:	average of 90 minutes/day
Level 4:	\$3,148	Up to 14 hours/week:	average of 120 minutes/day

* Each increased level of care is an additional \$787.

For couples: Add the second person monthly fee of \$853 and \$787 for each level of care the second person requires.

Example: A one bedroom with first person receiving Level I care and second person receiving Level I care: $6,008.00 + \$1,640 = \$7,648.00$.

Masonicare at Ashlar Village

Core Services Included In the Monthly Fee:

- Three nutritionally balanced meals & snacks each day
- Utilities (excluding phone, cable and internet)
- Weekly housekeeping service
- Weekly linen and towel service
- Transportation to doctor appointments within a 15-mile radius
- Socially stimulating recreational/therapeutic activities
- Licensed certified nursing assistants
- 24/7 nurse on call
- State of the Art 24-hour emergency safety system
- 24-hour security on campus
- Routine care assessments and planning
- Secure environment

Personal Care Services Included In the Monthly Fee:

- Bathing
- Dressing Assistance
- Escorting & Cueing
- Grooming & Hygiene
- Medication Management (refills, pre-pour and reminders)
- Personal Laundry
- Safety Checks
- Toileting Assistance

Hearth Schedule of Fees:

Apartment Type	Square feet	Monthly Fee
Studio	351	\$6,900
1-Bedroom	430	\$8,369

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (PIONEERS-MOVE IN PRIOR TO 10/1/88)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,263.00	\$1,686.00
2 Bedroom	\$1,400.00	\$1,830.00
<u>COTTAGES</u>		
1 Bedroom	\$1,039.00	\$1,120.00
2 Bedroom	\$1,155.00	\$1,228.00
2 Bedroom Exp.	\$1,172.00	\$1,245.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,891.00	\$2,402.00
2 Bedroom	\$2,020.00	\$2,541.00
<u>COTTAGES</u>		
1 Bedroom	\$1,666.00	\$1,863.00
2 Bedroom	\$1,771.00	\$1,975.00
2 Bedroom Exp.	\$1,787.00	\$1,993.00
2 Bedroom Exp. W/2 Bathrooms	\$1,859.00	\$2,063.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,182.00	\$2,623.00
Larger-1 Bedroom	\$2,504.00	\$2,415.00
2 Bedroom	\$2,623.00	\$3,064.00
Larger-2 Bedroom	\$2,946.00	\$3,385.00
3 Bedroom	\$3,385.00	\$3,822.00
<u>COTTAGES</u>		
Traditional	\$2,235.00	\$2,431.00
Traditional Exp.	\$2,465.00	\$2,675.00
Contemporary	\$2,465.00	\$2,675.00

ASHILAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,881.00	\$2,297.00
2 Bedroom	\$2,020.00	\$2,437.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,431.00	\$1,640.00
1 Bedroom (Birch)	\$1,570.00	\$1,779.00
2 Bedroom (Dogwood)	\$1,792.00	\$2,042.00
2 Bedroom (Pine)	\$1,933.00	\$2,141.00
2 Bedroom (Oak)	\$2,105.00	\$2,314.00
2 Bedroom (Willow)	\$2,453.00	\$2,662.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,182.00	\$2,597.00
2 Bedroom	\$2,623.00	\$3,041.00
 <u>COTTAGES</u>		
Traditional	\$2,168.00	\$2,377.00
Contemporary	\$2,405.00	\$2,615.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,431.00	\$1,640.00
Birch	\$1,570.00	\$1,779.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,933.00	\$2,141.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,105.00	\$2,314.00
Traditional	\$2,168.00	\$2,377.00
Traditional II	\$2,168.00	\$2,377.00
Traditional III	\$2,405.00	\$2,615.00
Contemporary	\$2,405.00	\$2,615.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,427.00	\$2,632.00
Willow	\$2,453.00	\$2,662.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,881.00	\$2,297.00
2 Bedroom	\$2,020.00	\$2,437.00
<u>Knoll</u>		
1 Bedroom	\$2,031.00	\$2,447.00
2 Bedroom	\$2,323.00	\$2,739.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,182.00	\$2,597.00
2 Bedroom	\$2,623.00	\$3,051.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,431.00	\$1,640.00
Birch	\$1,570.00	\$1,779.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,933.00	\$2,141.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,105.00	\$2,314.00
Traditional	\$2,168.00	\$2,377.00
Traditional II	\$2,168.00	\$2,377.00
Traditional III	\$2,405.00	\$2,615.00
Contemporary	\$2,405.00	\$2,615.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,427.00	\$2,632.00
Willow	\$2,453.00	\$2,662.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,881.00	\$2,297.00
2 Bedroom	\$2,020.00	\$2,437.00
<u>Knoll</u>		
1 Bedroom	\$2,031.00	\$2,447.00
2 Bedroom	\$2,323.00	\$2,739.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,182.00	\$2,597.00
2 Bedroom	\$2,623.00	\$3,041.00

ASHLAR VILLAGE
 FISCAL YEAR 2012 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,453.00	\$1,640.00
Birch	\$1,570.00	\$1,778.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,933.00	\$2,141.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$2,105.00	\$2,314.00
Traditional	\$2,168.00	\$2,377.00
Traditional II	\$2,168.00	\$2,377.00
Traditional III	\$2,405.00	\$2,615.00
Contemporary	\$2,405.00	\$2,615.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,427.00	\$2,633.00
Willow	\$2,453.00	\$2,663.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,857.00	\$3,103.00
Apple with walkout basement	\$2,857.00	\$3,103.00
Peach	\$2,919.00	\$3,165.00
Peach with walkout basement	\$2,919.00	\$3,165.00
<u>Two Bedroom with Den</u>		
Pear	\$3,134.00	\$3,380.00
Pear with walkout basement	\$3,134.00	\$3,380.00
Cherry	\$3,195.00	\$3,441.00
Cherry with walkout basement	\$3,195.00	\$3,441.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$2,031.00	\$2,448.00
Two Bedroom/One Bath	\$2,323.00	\$2,740.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,182.00	\$2,600.00
Two Bedroom/1.5 Bath	\$2,623.00	\$3,043.00
Large Two Bedroom/1.5 Bath	\$2,965.00	\$3,385.00
Three Bedroom/1.5 Bath	\$3,403.00	\$3,822.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model - 2 Ba	\$3,012.00	\$3,441.00
Model - 2 Bb	\$3,012.00	\$3,441.00
Model - 2 Bc	\$3,012.00	\$3,441.00
<u>Two Bedroom with Den</u>		
Model - 2Bda	\$3,134.00	\$3,565.00
Model - 2Bdb	\$3,134.00	\$3,565.00
Model - 2 Bdc	\$3,134.00	\$3,565.00
<u>Three Bedroom</u>		
Model - 3B	\$3,257.00	\$3,687.00

ASHLAR VILLAGE
FISCAL YEAR 2013 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2012)

1 PERSON

2 PERSON

PHASE I
(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,301.00	\$1,737.00
2 Bedroom	\$1,442.00	\$1,885.00

COTTAGES

1 Bedroom	\$1,070.00	\$1,154.00
2 Bedroom	\$1,190.00	\$1,265.00
2 Bedroom Exp.	\$1,207.00	\$1,282.00

ASHLAR VILLAGE
FISCAL YEAR 2013 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2012)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,948.00	\$2,474.00
2 Bedroom	\$2,081.00	\$2,617.00
<u>COTTAGES</u>		
1 Bedroom	\$1,716.00	\$1,919.00
2 Bedroom	\$1,824.00	\$2,034.00
2 Bedroom Exp.	\$1,841.00	\$2,053.00
2 Bedroom Exp. W/2 Bathrooms	\$1,915.00	\$2,125.00

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 30, 2011

SUBJECT: Fiscal Year 2012

The charges listed below are effective October 1, 2011, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2011</u>
I. FOOD SERVICE	
Guest Meal	\$14.75
Villa/Cottage Resident Meal	\$13.75
Holiday Guest Meals	\$18.00
Beverages:	
Mixed Drink	\$ 4.75
Wine/Beer	\$ 3.75
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$250.00 (\$12.50/Meal)
30 Meal Package	\$360.00 (\$12.00/Meal)
Meal Delivery:	
Apartment:	\$6.25
Villa/Cottage:	\$7.25
Assistance to and from Dining Room:	\$7.00
II. HOUSEKEEPING	
Additional Housekeeping	\$21.00/Hr. (\$5.25/Quarter Hour)
Rollaway Bed	\$14.00/Per Night
Guest Apartment	\$80.00/Night
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$34.00/Hr. (\$8.50/Quarter Hour)
Apartment Carport Rental	\$750.00/Year (Annual Rental)
	\$ 74.00/Month (Seasonal Rental)
Unit Key Charge: (Pond Ridge/Cottage Storage Room)	\$4.00
Mail Box Key Charge	\$2.25
Key Card Charge	\$2.25
Senior TV	\$35.00/Month
Internet Access	\$21.00/Month
Cordmate	\$300.00

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.85 per person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

ASHLAR VILLAGE/POND RIDGE HAIR/BARBER SALON

<u>Service</u>	<u>Effective 10/1/11</u>
Hair Cut-Female	\$19.75
Hair Cut-Male	\$16.00
Shampoo & Set or Blow Dry	\$20.75 and Up
Permanent	\$76.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.75
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.75
Manicure	\$16.50
Coloring	\$27.75 and Up
Comb Out	\$ 8.75
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.25+
Beard Trim	\$ 5.25+
Polish Change	\$ 7.50
Men's Shampoo and Hair Cut Combo	\$23.50

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(PIONEERS-MOVE IN PRIOR TO 10/1/88)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,263.00	\$1,686.00
2 Bedroom	\$1,400.00	\$1,830.00
<u>COTTAGES</u>		
1 Bedroom	\$1,039.00	\$1,120.00
2 Bedroom	\$1,155.00	\$1,228.00
2 Bedroom Exp.	\$1,172.00	\$1,245.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,891.00	\$2,402.00
2 Bedroom	\$2,020.00	\$2,541.00
<u>COTTAGES</u>		
1 Bedroom	\$1,666.00	\$1,863.00
2 Bedroom	\$1,771.00	\$1,975.00
2 Bedroom Exp.	\$1,787.00	\$1,993.00
2 Bedroom Exp. W/2 Bathrooms	\$1,859.00	\$2,063.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,182.00	\$2,623.00
Larger-1 Bedroom	\$2,504.00	\$2,415.00
2 Bedroom	\$2,623.00	\$3,064.00
Larger-2 Bedroom	\$2,946.00	\$3,385.00
3 Bedroom	\$3,385.00	\$3,822.00
<u>COTTAGES</u>		
Traditional	\$2,235.00	\$2,431.00
Traditional Exp.	\$2,465.00	\$2,675.00
Contemporary	\$2,465.00	\$2,675.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,881.00	\$2,297.00
2 Bedroom	\$2,020.00	\$2,437.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,431.00	\$1,640.00
1 Bedroom (Birch)	\$1,570.00	\$1,779.00
2 Bedroom (Dogwood)	\$1,792.00	\$2,042.00
2 Bedroom (Pine)	\$1,933.00	\$2,141.00
2 Bedroom (Oak)	\$2,105.00	\$2,314.00
2 Bedroom (Willow)	\$2,453.00	\$2,662.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,182.00	\$2,597.00
2 Bedroom	\$2,623.00	\$3,041.00
<u>COTTAGES</u>		
Traditional	\$2,168.00	\$2,377.00
Contemporary	\$2,405.00	\$2,615.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

Apple	\$1,431.00	\$1,640.00
Birch	\$1,570.00	\$1,779.00

Two Bedroom (One Bath)

Pine	\$1,933.00	\$2,141.00
------	------------	------------

Two Bedroom (One and One-Half Bath)

Oak	\$2,105.00	\$2,314.00
Traditional	\$2,168.00	\$2,377.00
Traditional II	\$2,168.00	\$2,377.00
Traditional III	\$2,405.00	\$2,615.00
Contemporary	\$2,405.00	\$2,615.00

Two Bedroom (Two Full Baths)

*Oak II	\$2,427.00	\$2,632.00
Willow	\$2,453.00	\$2,662.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(February 19, 2003 Price Structure)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse</u>		
1 Bedroom	\$1,881.00	\$2,297.00
2 Bedroom	\$2,020.00	\$2,437.00
<u>Knoll</u>		
1 Bedroom	\$2,031.00	\$2,447.00
2 Bedroom	\$2,323.00	\$2,739.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,182.00	\$2,597.00
2 Bedroom	\$2,623.00	\$3,051.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,431.00	\$1,640.00
Birch	\$1,570.00	\$1,779.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,933.00	\$2,141.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,105.00	\$2,314.00
Traditional	\$2,168.00	\$2,377.00
Traditional II	\$2,168.00	\$2,377.00
Traditional III	\$2,405.00	\$2,615.00
Contemporary	\$2,405.00	\$2,615.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,427.00	\$2,632.00
Willow	\$2,453.00	\$2,662.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,881.00	\$2,297.00
2 Bedroom	\$2,020.00	\$2,437.00
<u>Knoll</u>		
1 Bedroom	\$2,031.00	\$2,447.00
2 Bedroom	\$2,323.00	\$2,739.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,182.00	\$2,597.00
2 Bedroom	\$2,623.00	\$3,041.00

ASHLAR VILLAGE
 FISCAL YEAR 2012 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,453.00	\$1,640.00
Birch	\$1,570.00	\$1,778.00
 <u>Two Bedroom/One Bath</u>		
Pine	\$1,933.00	\$2,141.00
 <u>Two Bedroom (1.5 Bath)</u>		
Oak	\$2,105.00	\$2,314.00
Traditional	\$2,168.00	\$2,377.00
Traditional II	\$2,168.00	\$2,377.00
Traditional III	\$2,405.00	\$2,615.00
Contemporary	\$2,405.00	\$2,615.00
 <u>Two Bedroom (two full baths)</u>		
Oak II	\$2,427.00	\$2,633.00
Willow	\$2,453.00	\$2,663.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,857.00	\$3,103.00
Apple with walkout basement	\$2,857.00	\$3,103.00
Peach	\$2,919.00	\$3,165.00
Peach with walkout basement	\$2,919.00	\$3,165.00
<u>Two Bedroom with Den</u>		
Pear	\$3,134.00	\$3,380.00
Pear with walkout basement	\$3,134.00	\$3,380.00
Cherry	\$3,195.00	\$3,441.00
Cherry with walkout basement	\$3,195.00	\$3,441.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$2,031.00	\$2,448.00
Two Bedroom/One Bath	\$2,323.00	\$2,740.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,182.00	\$2,600.00
Two Bedroom/1.5 Bath	\$2,623.00	\$3,043.00
Large Two Bedroom/1.5 Bath	\$2,965.00	\$3,385.00
Three Bedroom/1.5 Bath	\$3,403.00	\$3,822.00

ASHLAR VILLAGE
FISCAL YEAR 2012 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2011)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$3,012.00	\$3,441.00
Model - 2 Bb	\$3,012.00	\$3,441.00
Model – 2 Bc	\$3,012.00	\$3,441.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$3,134.00	\$3,565.00
Model – 2Bdb	\$3,134.00	\$3,565.00
Model – 2 Bdc	\$3,134.00	\$3,565.00
<u>Three Bedroom</u>		
Model – 3B	\$3,257.00	\$3,687.00



Masonicare at Ashlar Village
 Cheshire Road
 P.O. Box 70
 Wallingford, CT 06492
 Tel: 203-679-6400
 Fax: 203-679-6405
www.masonicare.org

***Masonicare at Ashlar Village
 Assisted Living
 Schedule of Services and Fees***

Masonicare at Ashlar Village offers a comprehensive list of services and amenities to meet the diverse and changing needs of residents requiring assisted living. From aiding residents with day-to-day activities, to helping them attain the joys that each day holds, our community provides the security, comfort, and convenience that brings peace of mind to assisted living.

Core Services *Included* in the Monthly Fee:

- three delicious meals a day
- all utilities (except phone and cable television)
- housekeeping services performed regularly
- linen and towels changed and replaced weekly
- transportation to doctor appointments (limit 15 mile square radius)
- transportation within the area
- stimulating recreational/therapeutic activities
- personal care with activities of daily living
- some nursing care and 24-hour consultation by phone
- 24-hour emergency call (pull cords or wrist call)
- 24-hour residential security

Additional Services Available According to Physical/Medical/Psychiatric Needs of Residents:

- skilled nursing care
- self-care training (ambulation, incontinence, vision or hearing loss)
- individual or group mental health counseling
- physical, occupational, and speech therapies
- audiology and dietary evaluation
- companion services for those with memory deficits
- access to adaptive equipment designed to **enhance** communication

The Hearth: In addition to the core services listed above the Hearth provides specialized programming for memory-impaired individuals. The Hearth enables those with mild to moderate Alzheimer's disease or other dementias to remain independent, with the care they need, in a safe and secure environment.

10/09

Masonicare
Health Center

Masonicare
at
Ashlar Village

Masonicare
Home Health & Hospice
Masonicare Partners
Home Health & Hospice
Masonicare at Home

Masonicare
at
Newtown

Masonicare
Primary Care Physicians
Masonicare
Behavioral Health

The Masonic
Charity Foundation
of Connecticut

**POND RIDGE AT ASHLAR VILLAGE
MONTHLY APARTMENT RENTAL FEES**

The below fees are based on the size of apartment unit and the level of care the resident will be receiving each month.

Assistance will be provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers. The fees also include a list of services relating to residency.

Level I – Up to 3.5 hours a week (average 30 minutes of help a day)

Level II – Up to 7 hours of help a week (average 60 minutes of help a day)

Level III – Up to 10.5 hours of help a week (average 90 minutes of help a day)

Level IV – Up to 14 hours of help a week (average 120 minutes of help a day)

Size Unit	Level I	Level II	Level III	Level IV
Hearth Studio				6,414
Small Studio	3,478	4,205	4,934	5,662
Typical Studio	4,230	4,957	5,686	6,414
Deluxe Studio	4,391	5,118	5,847	6,575
One Bedroom	5,601	6,328	7,057	7,785
One Bedroom Corner	5,807	6,534	7,263	
Deluxe One Bedroom	6,188	6,915	7,644	
Two Bedroom	6,715	7,442	8,171	
Deluxe Two Bedroom	6,993	7,720	8,449	

PLEASE NOTE: Add \$796.00 charge for the second person fee, and add 728.00 charge per month for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: 5,601.00 + 796.00 + 728.00 = 7,125.00.

Masonicare at Ashlar Village

10/1/2010

Independent Living RESIDENCES (year built)	Ent. Fee* 1 Person	Ent. Fee* 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
<i>Monthly fee includes all utilities - except electric. Telephone, Senior TV, and internet not included.</i>					
<i>(Average monthly electric cost is \$90-\$120 depending on size and usage.)</i>					
Bridgehouse/Knoll Apts. (1985)					
One bedroom/one bath	\$102,000	\$117,000	\$1,972	\$2,377	665
Two bedroom/one bath	\$151,500	\$166,500	\$2,255	\$2,660	930
Meadow Wood Apts. (1991)					
One bedroom/one bath	\$109,000	\$124,000	\$2,118	\$2,524	739
Two bedroom/1.5 bath	\$174,000	\$189,000	\$2,547	\$2,954	967
Cottages (1985/1991)					
<u>One bedroom/one bath</u>					
Birch	\$126,500	\$141,500	\$1,524	\$1,726	865
<u>Two bedroom/one bath</u>					
Pine	\$183,500	\$198,500	\$1,877	\$2,079	1,185
<u>Two bedroom (1.5 bath)</u>					
Traditional III	\$204,000	\$219,000	\$2,335	\$2,539	1,185
Contemporary	\$202,000	\$217,000	\$2,335	\$2,539	1,160
<u>Two bedroom (two full baths)</u>					
Oak II	\$213,000	\$228,000	\$2,356	\$2,556	1,170
Willow	\$215,000	\$230,000	\$2,382	\$2,585	1,338
<i>Monthly fee includes all utilities and Senior TV. Telephone and internet not included.</i>					
Notch Hill Apts. (2008)					
<u>Two bedroom</u>					
Model - 2Ba	\$249,000	\$264,000	\$2,910	\$3,325	1,130
Model - 2Bb	\$254,000	\$269,000	\$2,910	\$3,325	1,148
Model - 2Bc	\$264,000	\$279,000	\$2,910	\$3,325	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$309,000	\$324,000	\$3,028	\$3,444	1,486
Model - 2BDb	\$314,000	\$329,000	\$3,028	\$3,444	1,496
Model - 2BDc	\$314,000	\$329,000	\$3,028	\$3,444	1,504
<u>Three bedroom</u>					
Model - 3B	\$322,000	\$337,000	\$3,147	\$3,562	1,542
Villas (2005/2006)					
<u>Two bedroom</u>					
Apple	\$304,000	\$319,000	\$2,760	\$2,998	1,545
Apple with walkout basement	\$319,000	\$334,000	\$2,760	\$2,998	1,545
Peach	\$314,000	\$329,000	\$2,820	\$3,058	1,600
Peach with walkout basement	\$329,000	\$344,000	\$2,820	\$3,058	1,600
<u>Two bedroom with den</u>					
Pear	\$344,000	\$359,000	\$3,028	\$3,266	1,703
Pear with walkout basement	\$359,000	\$374,000	\$3,028	\$3,266	1,703
Cherry	\$354,000	\$369,000	\$3,087	\$3,325	1,758
Cherry with walkout basement	\$369,000	\$384,000	\$3,087	\$3,325	1,758
*Sunroom additional \$25,000					
*Finished basement-prices vary on model selected					
<i>Prices are subject to change.</i>					

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

1 PERSON

2 PERSON

PHASE I
(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,226.00	\$1,637.00
2 Bedroom	\$1,359.00	\$1,777.00

COTTAGES

1 Bedroom	\$1,009.00	\$1,087.00
2 Bedroom	\$1,121.00	\$1,192.00
2 Bedroom Exp.	\$1,138.00	\$1,209.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,836.00	\$2,332.00
2 Bedroom	\$1,961.00	\$2,467.00
<u>COTTAGES</u>		
1 Bedroom	\$1,617.00	\$1,809.00
2 Bedroom	\$1,719.00	\$1,917.00
2 Bedroom Exp.	\$1,735.00	\$1,935.00
2 Bedroom Exp. W/2 Bathrooms	\$1,805.00	\$2,003.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,118.00	\$2,547.00
Larger-1 Bedroom	\$2,431.00	\$2,345.00
2 Bedroom	\$2,547.00	\$2,975.00
Larger-2 Bedroom	\$2,860.00	\$3,286.00
3 Bedroom	\$3,286.00	\$3,711.00
<u>COTTAGES</u>		
Traditional	\$2,170.00	\$2,360.00
Traditional Exp.	\$2,393.00	\$2,597.00
Contemporary	\$2,393.00	\$2,597.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
<u>(NON- PIONEERS)</u>		
<u>APARTMENTS</u>		
1 Bedroom	\$1,826.00	\$2,230.00
2 Bedroom	\$1,961.00	\$2,366.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,389.00	\$1,592.00
1 Bedroom (Birch)	\$1,524.00	\$1,727.00
2 Bedroom (Dogwood)	\$1,740.00	\$1,983.00
2 Bedroom (Pine)	\$1,877.00	\$2,079.00
2 Bedroom (Oak)	\$2,044.00	\$2,247.00
2 Bedroom (Willow)	\$2,382.00	\$2,584.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,118.00	\$2,521.00
2 Bedroom	\$2,547.00	\$2,952.00
<u>COTTAGES</u>		
Traditional	\$2,105.00	\$2,308.00
Contemporary	\$2,335.00	\$2,539.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,826.00	\$2,230.00
2 Bedroom	\$1,961.00	\$2,366.00
<u>Knoll</u>		
1 Bedroom	\$1,972.00	\$2,376.00
2 Bedroom	\$2,255.00	\$2,659.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,118.00	\$2,521.00
2 Bedroom	\$2,547.00	\$2,962.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,389.00	\$1,592.00
Birch	\$1,524.00	\$1,727.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,877.00	\$2,079.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,356.00	\$2,555.00
Willow	\$2,382.00	\$2,584.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,826.00	\$2,230.00
2 Bedroom	\$1,961.00	\$2,366.00
<u>Knoll</u>		
1 Bedroom	\$1,972.00	\$2,376.00
2 Bedroom	\$2,255.00	\$2,659.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,118.00	\$2,521.00
2 Bedroom	\$2,547.00	\$2,952.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,389.00	\$1,592.00
Birch	\$1,524.00	\$1,727.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,877.00	\$2,079.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,356.00	\$2,555.00
Willow	\$2,382.00	\$2,584.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$1,972.00	\$2,377.00
Two Bedroom/One Bath	\$2,255.00	\$2,660.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,118.00	\$2,524.00
Two Bedroom/1.5 Bath	\$2,547.00	\$2,954.00
Large Two Bedroom/1.5 Bath	\$2,879.00	\$3,286.00
Three Bedroom/1.5 Bath	\$3,304.00	\$3,711.00

ASHLAR VILLAGE
 FISCAL YEAR 2011 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,411.00	\$1,592.00
Birch	\$1,524.00	\$1,726.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,877.00	\$2,079.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,356.00	\$2,556.00
Willow	\$2,382.00	\$2,585.00

Revised Beech – to \$1,370 x .3% Increase = \$1,411.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,760.00	\$2,998.00
Apple with walkout basement	\$2,760.00	\$2,998.00
Peach	\$2,820.00	\$3,058.00
Peach with walkout basement	\$2,820.00	\$3,058.00
<u>Two Bedroom with Den</u>		
Pear	\$3,028.00	\$3,266.00
Pear with walkout basement	\$3,028.00	\$3,266.00
Cherry	\$3,087.00	\$3,325.00
Cherry with walkout basement	\$3,087.00	\$3,325.00

ASHLAR VILLAGE
FISAL YEAR 2011 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2010)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$2,910.00	\$3,325.00
Model - 2 Bb	\$2,910.00	\$3,325.00
Model – 2 Bc	\$2,910.00	\$3,325.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$3,028.00	\$3,444.00
Model – 2Bdb	\$3,028.00	\$3,444.00
Model – 2 Bdc	\$3,028.00	\$3,444.00
<u>Three Bedroom</u>		
Model – 3B	\$3,147.00	\$3,562.00

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 30, 2010

SUBJECT: Fiscal Year 2011

The charges listed below are effective October 1, 2010, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2010</u>
I. FOOD SERVICE	
Guest Meal	\$14.50
Villa/Cottage Resident Meal	\$13.50
Holiday Guest Meals	\$17.50
Beverages:	
Mixed Drink	\$ 4.75
Wine/Beer	\$ 3.75
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$245.00 (\$12.25/Meal)
30 Meal Package	\$352.50 (\$11.75/Meal)
Meal Delivery:	
Apartment:	\$6.25
Villa/Cottage:	\$7.25
Assistance to and from Dining Room:	\$7.00
II. HOUSEKEEPING	
Additional Housekeeping	\$20.00/Hr. (\$5.00/Quarter Hour)
Rollaway Bed	\$13.00/Per Night
Guest Apartment	\$79.50
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$33.00/Hr. (\$8.25/Quarter Hour)
Apartment Carport Rental	\$745.00/Year (Annual Rental)
	\$ 73.00/Month (Seasonal Rental)
Unit Key Charge: (Pond Ridge/Cottage Storage Room)	\$4.00
Mail Box Key Charge	\$2.00
Key Card Charge	\$2.00
Senior TV	\$31.00/Month
Internet Access	\$20.00/Month

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.75 per

person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

**ASHLAR VILLAGE/POND RIDGE
HAIR/BARBER SALON**

<u>Service</u>	<u>Effective 10/1/10</u>
Hair Cut-Female	\$19.50
Hair Cut-Male	\$15.50
Shampoo & Set or Blow Dry	\$20.00
Up Do Added to Set	+\$2.50
Permanent	\$74.00+ And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.50
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.50
Manicure	\$16.00
Coloring	\$27.25 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00+
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00

**POND RIDGE AT ASHLAR VILLAGE
MONTHLY APARTMENT RENTAL FEES**

The below fees are based on the size of apartment unit and the level of care the resident will be receiving each month.

Assistance will be provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers. The fees also include a list of services relating to residency.

Level I – Up to 3.5 hours a week (average 30 minutes of help a day)

Level II – Up to 7 hours of help a week (average 60 minutes of help a day)

Level III – Up to 10.5 hours of help a week (average 90 minutes of help a day)

Level IV – Up to 14 hours of help a week (average 120 minutes of help a day)

Size Unit	Level I	Level II	Level III	Level IV
Hearth Studio				6,156
Typical Studio	4,077	4,770	5,463	6,156
Deluxe Studio	4,232	4,925	5,618	6,311
One Bedroom	5,401	6,094	6,787	7,480
One Bedroom Corner	5,600	6,293	6,986	
Deluxe One Bedroom	5,968	6,661	7,354	
Two Bedroom	6,478	7,171	7,864	
Deluxe Two Bedroom	6,746	7,439	8,132	

PLEASE NOTE: Add \$769.00 charge for the second person fee, and add \$693.00 charge per month for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: 5,401.00 + 769.00 + 693.00 = 6,863.00.

Pond Ridge

The Miscellaneous Charges below are effective October 1st 2009 for the following Pond Ridge services:

SERVICE

FOOD SERVICE

Guest Meals

Breakfast	\$ 6.00
Lunch	\$13.00
Dinner	\$10.75
Holiday Luncheon Meal	\$17.25

Meal Delivery for Residents

Meal Delivery to Room	\$6.00
(Non-illness related, limited availability)	

Meal Credit

A meal credit is available for residents who will be away for fifteen (15) or more consecutive days, provided that they have given the Administrative Office written notice of their absence. The meal credit will be \$5.15 per day.

Housekeeping

Additional Housekeeping	\$19.00/Hr.
Rollaway Bed	\$12.00/Per Night
Guest Apartment (Ashlar Village)	\$79.00

Personal laundry services may be included as part of your plan of services or personal laundry services can be arranged through local contractor on a fee-for service basis. Pond Ridge supplies flat linen service as part of the monthly rate.

MAINTENANCE

Maint. Mechanic or Painter	\$32.00/Hr. (\$8.00 Quarter Hour)
Key Charge	\$4.00/Key
Mail Box Key	\$2.00/Key

POND RIDGE HAIR SALON

<u>Service</u>	<u>Effective 10/1/09</u>
Hair Cut-Female	\$19.00
Hair Cut-Male	\$15.00
Shampoo & Set or Blow Dry	\$19.50
Up Do Added to Set	+\$2.50
Permanent	\$72.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.25
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.25
Manicure	\$16.00
Coloring	\$25.75 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00
Shampoo & Hair Cut	
Female	\$25.50
Male	\$21.50

RECREATION

Recreation Out-trips	Varies
CABLE-SENIOR TV	\$30.00
INTERNET	\$20.00

Masonicare at Ashlar Village

10/1/2009

RESIDENCE	Ent. Fee 1 Person	Ent. Fee 2 People	Mo. Fee 1 Person	Mo. Fee 2 People	Square Footage
APARTMENTS:					
Bridgehouse/Knoll					
One bedroom/one bath	\$102,000	\$117,000	\$1,915	\$2,308	665
Two bedroom/one bath	\$151,500	\$166,500	\$2,189	\$2,583	930
Meadow Wood					
One bedroom/one bath	\$109,000	\$124,000	\$2,056	\$2,450	739
Two bedroom/1.5 bath	\$171,000	\$186,000	\$2,473	\$2,868	967
Large Two bedroom/1.5 bath	\$216,000	\$231,000	\$2,795	\$3,190	1,200
Three bedroom/1.5 bath	\$289,000	\$304,000	\$3,208	\$3,603	1,450
Notch Hill					
<u>Two bedroom</u>					
Model - 2Ba	\$249,000	\$264,000	\$2,812	\$3,213	1,130
Model - 2Bb	\$254,000	\$269,000	\$2,812	\$3,213	1,148
Model - 2Bc	\$264,000	\$279,000	\$2,812	\$3,213	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$309,000	\$324,000	\$2,926	\$3,328	1,486
Model - 2BDb	\$314,000	\$329,000	\$2,926	\$3,328	1,496
Model - 2BDc	\$314,000	\$329,000	\$2,926	\$3,328	1,504
<u>Three bedroom</u>					
Model - 3B	\$322,000	\$337,000	\$3,041	\$3,442	1,542
COTTAGES					
<u>One bedroom/one bath</u>					
Beech	\$109,000	\$124,000	\$1,370	\$1,546	825
Birch	\$123,500	\$138,500	\$1,480	\$1,676	865
<u>Two bedroom/one bath</u>					
Pine	\$183,500	\$198,500	\$1,822	\$2,018	1,185
<u>Two bedroom (1.5 bath)</u>					
Oak	\$172,000	\$187,000	\$1,984	\$2,182	1,056
Traditional	\$180,000	\$195,000	\$2,044	\$2,241	1,046
Traditional II	\$185,000	\$200,000	\$2,044	\$2,241	1,196
Traditional III	\$201,000	\$216,000	\$2,267	\$2,465	1,185
Contemporary	\$199,000	\$214,000	\$2,267	\$2,465	1,160
<u>Two bedroom (two full baths)</u>					
Oak II	\$210,000	\$225,000	\$2,287	\$2,482	1,170
Willow	\$212,000	\$227,000	\$2,313	\$2,510	1,338
VILLAS					
<u>Two bedroom</u>					
Apple	\$304,000	\$319,000	\$2,667	\$2,897	1,545
Apple with walkout basement	\$319,000	\$334,000	\$2,667	\$2,897	1,545
Peach	\$314,000	\$329,000	\$2,725	\$2,955	1,600
Peach with walkout basement	\$329,000	\$344,000	\$2,725	\$2,955	1,600
<u>wo bedroom with den</u>					
Pear	\$344,000	\$359,000	\$2,926	\$3,156	1,703
Pear with walkout basement	\$359,000	\$374,000	\$2,926	\$3,156	1,703
Cherry	\$354,000	\$369,000	\$2,983	\$3,213	1,758
Cherry with walkout basement	\$369,000	\$384,000	\$2,983	\$3,213	1,758

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 26, 2009

SUBJECT: Fiscal Year 2010

The charges listed below are effective October 1, 2009, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2009</u>
I. FOOD SERVICE	
Guest Meal	\$14.25
Villa/Cottage Resident Meal	\$13.25
Holiday Guest Meals	\$17.25
Beverages:	
Mixed Drink	\$ 4.50
Wine/Beer	\$ 3.50
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$240.00 (\$12.00/Meal)
30 Meal Package	\$345.00 (\$11.50/Meal)
Meal Delivery:	
Apartment:	\$6.00
Villa/Cottage:	\$7.00
Assistance to and from Dining Room:	\$6.50
II. HOUSEKEEPING	
Additional Housekeeping	\$19.00/Hr. (\$4.75/Quarter Hour)
Rollaway Bed	\$12.00
Guest Apartment	\$79.00
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$32.00/Hr. (\$8.00/Quarter Hour)
Apartment Carport Rental	\$740.00/Year (Annual Rental) \$ 72.00/Month (Seasonal Rental)
Unit Key Charge: (Pond Ridge/Cottage Storage Room)	\$4.00
Mail Box Key Charge	\$2.00
Key Card Charge	\$1.50
Senior TV	\$30.00/Month
Internet Access	\$20.00/Month

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.70 per

person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

ASHLAR VILLAGE/POND RIDGE HAIR/BARBER SALON

<u>Service</u>	<u>Effective 10/1/09</u>
Hair Cut-Female	\$19.00
Hair Cut-Male	\$15.00
Shampoo & Set or Blow Dry	\$19.50
Up Do Added to Set	+\$2.50
Permanent	\$72.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.25
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.25
Manicure	\$16.00
Coloring	\$25.75 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00
Shampoo & Hair Cut	
Female	\$25.50
Male	\$21.50

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

1 PERSON

2 PERSON

PHASE I
(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom

\$1,190.00

\$1,589.00

2 Bedroom

\$1,319.00

\$1,725.00

COTTAGES

1 Bedroom

\$ 980.00

\$1,051.00

2 Bedroom

\$1,088.00

\$1,157.00

2 Bedroom Exp.

\$1,105.00

\$1,174.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,783.00	\$2,264.00
2 Bedroom	\$1,904.00	\$2,395.00
<u>COTTAGES</u>		
1 Bedroom	\$1,570.00	\$1,756.00
2 Bedroom	\$1,669.00	\$1,861.00
2 Bedroom Exp.	\$1,684.00	\$1,879.00
2 Bedroom Exp. W/2 Bathrooms	\$1,752.00	\$1,945.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,056.00	\$2,473.00
Larger-1 Bedroom	\$2,360.00	\$2,277.00
2 Bedroom	\$2,473.00	\$2,888.00
Larger-2 Bedroom	\$2,777.00	\$3,190.00
3 Bedroom	\$3,190.00	\$3,603.00
<u>COTTAGES</u>		
Traditional	\$2,107.00	\$2,291.00
Traditional Exp.	\$2,323.00	\$2,521.00
Contemporary	\$2,323.00	\$2,521.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,773.00	\$2,165.00
2 Bedroom	\$1,904.00	\$2,297.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,349.00	\$1,546.00
1 Bedroom (Birch)	\$1,480.00	\$1,677.00
2 Bedroom (Dogwood)	\$1,689.00	\$1,925.00
2 Bedroom (Pine)	\$1,822.00	\$2,018.00
2 Bedroom (Oak)	\$1,984.00	\$2,182.00
2 Bedroom (Willow)	\$2,313.00	\$2,509.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$2,056.00	\$2,448.00
2 Bedroom	\$2,473.00	\$2,866.00
<u>COTTAGES</u>		
Traditional	\$2,044.00	\$2,241.00
Contemporary	\$2,267.00	\$2,465.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,349.00	\$1,546.00
Birch	\$1,480.00	\$1,677.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,822.00	\$2,018.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,984.00	\$2,182.00
Traditional	\$2,044.00	\$2,241.00
Traditional II	\$2,044.00	\$2,241.00
Traditional III	\$2,267.00	\$2,465.00
Contemporary	\$2,267.00	\$2,465.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,287.00	\$2,481.00
Willow	\$2,313.00	\$2,509.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,773.00	\$2,165.00
2 Bedroom	\$1,904.00	\$2,297.00
<u>Knoll</u>		
1 Bedroom	\$1,915.00	\$2,307.00
2 Bedroom	\$2,189.00	\$2,582.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,056.00	\$2,448.00
2 Bedroom	\$2,473.00	\$2,866.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,349.00	\$1,546.00
Birch	\$1,480.00	\$1,677.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,822.00	\$2,018.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,984.00	\$2,182.00
Traditional	\$2,044.00	\$2,241.00
Traditional II	\$2,044.00	\$2,241.00
Traditional III	\$2,267.00	\$2,465.00
Contemporary	\$2,267.00	\$2,465.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,287.00	\$2,481.00
Willow	\$2,313.00	\$2,509.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,773.00	\$2,165.00
2 Bedroom	\$1,904.00	\$2,297.00
<u>Knoll</u>		
1 Bedroom	\$1,915.00	\$2,307.00
2 Bedroom	\$2,189.00	\$2,582.00
<u>Meadow Wood</u>		
1 Bedroom	\$2,056.00	\$2,448.00
2 Bedroom	\$2,473.00	\$2,866.00

ASHLAR VILLAGE
 FISCAL YEAR 2010 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,370.00	\$1,546.00
Birch	\$1,480.00	\$1,676.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,822.00	\$2,018.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$1,984.00	\$2,182.00
Traditional	\$2,044.00	\$2,241.00
Traditional II	\$2,044.00	\$2,241.00
Traditional III	\$2,267.00	\$2,465.00
Contemporary	\$2,267.00	\$2,465.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,287.00	\$2,482.00
Willow	\$2,313.00	\$2,510.00

Revised Beech – to \$1,291x .3% Increase = \$1,330.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,667.00	\$2,897.00
Apple with walkout basement	\$2,667.00	\$2,897.00
Peach	\$2,725.00	\$2,955.00
Peach with walkout basement	\$2,725.00	\$2,955.00
<u>Two Bedroom with Den</u>		
Pear	\$2,926.00	\$3,156.00
Pear with walkout basement	\$2,926.00	\$3,156.00
Cherry	\$2,983.00	\$3,213.00
Cherry with walkout basement	\$2,983.00	\$3,213.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$1,915.00	\$2,308.00
Two Bedroom/One Bath	\$2,189.00	\$2,583.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$2,056.00	\$2,450.00
Two Bedroom/1.5 Bath	\$2,473.00	\$2,868.00
Large Two Bedroom/1.5 Bath	\$2,795.00	\$3,190.00
Three Bedroom/1.5 Bath	\$3,208.00	\$3,603.00

ASHLAR VILLAGE
FISAL YEAR 2010 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2009)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model – 2 Ba	\$2,812.00	\$3,213.00
Model - 2 Bb	\$2,812.00	\$3,213.00
Model – 2 Bc	\$2,812.00	\$3,213.00
<u>Two Bedroom with Den</u>		
Model – 2Bda	\$2,926.00	\$3,328.00
Model – 2Bdb	\$2,926.00	\$3,328.00
Model – 2 Bdc	\$2,926.00	\$3,328.00
<u>Three Bedroom</u>		
Model – 3B	\$3,041.00	\$3,442.00

Pond Ridge

The Miscellaneous Charges below are effective October 1st 2009 for the following Pond Ridge services:

SERVICE

FOOD SERVICE

Guest Meals

Breakfast	\$ 6.00
Lunch	\$13.00
Dinner	\$10.75
Holiday Luncheon Meal	\$17.25

Meal Delivery for Residents

Meal Delivery to Room (Non-illness related, limited availability)	\$6.00
--	--------

Meal Credit

A meal credit is available for residents who will be away for fifteen (15) or more consecutive days, provided that they have given the Administrative Office written notice of their absence. The meal credit will be \$5.15 per day.

Housekeeping

Additional Housekeeping	\$19.00/Hr.
Rollaway Bed	\$12.00/Per Night
Guest Apartment (Ashlar Village)	\$79.00

Personal laundry services may be included as part of your plan of services or personal laundry services can be arranged through local contractor on a fee-for service basis. Pond Ridge supplies flat linen service as part of the monthly rate.

MAINTENANCE

Maint. Mechanic or Painter	\$32.00/Hr. (\$8.00 Quarter Hour)
Key Charge	\$4.00/Key
Mail Box Key	\$2.00/Key

POND RIDGE HAIR SALON

<u>Service</u>	<u>Effective 10/1/09</u>
Hair Cut-Female	\$19.00
Hair Cut-Male	\$15.00
Shampoo & Set or Blow Dry	\$19.50
Up Do Added to Set	+\$2.50
Permanent	\$72.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.25
Trim Neck	\$ 6.25
Manicure-File Only	\$ 8.25
Manicure	\$16.00
Coloring	\$25.75 and Up
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.25+
Waxing Lip (Upper)	\$ 7.00+
Waxing Eyebrows	\$10.75+
Eyebrow Arch	\$ 8.00
Beard Trim	\$ 5.25+
Polish Change	\$ 7.00
Shampoo & Hair Cut	
Female	\$25.50
Male	\$21.50

RECREATION

Recreation Out-trips	Varies
CABLE-SENIOR TV	\$30.00
INTERNET	\$20.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

1 PERSON

2 PERSON

PHASE I
(PIONEERS-MOVE IN PRIOR TO 10/1/88)

APARTMENTS

1 Bedroom	\$1,155.00	\$1,543.00
2 Bedroom	\$1,281.00	\$1,675.00

COTTAGES

1 Bedroom	\$ 951.00	\$1,020.00
2 Bedroom	\$1,056.00	\$1,123.00
2 Bedroom Exp.	\$1,073.00	\$1,140.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,731.00	\$2,198.00
2 Bedroom	\$1,849.00	\$2,325.00
<u>COTTAGES</u>		
1 Bedroom	\$1,524.00	\$1,705.00
2 Bedroom	\$1,620.00	\$1,807.00
2 Bedroom Exp.	\$1,635.00	\$1,824.00
2 Bedroom Exp. W/2 Bathrooms	\$1,701.00	\$1,888.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
(NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,996.00	\$2,401.00
Larger-1 Bedroom	\$2,291.00	\$2,696.00
2 Bedroom	\$2,401.00	\$2,804.00
Larger-2 Bedroom	\$2,696.00	\$3,097.00
3 Bedroom	\$3,097.00	\$3,498.00
<u>COTTAGES</u>		
Traditional	\$2,046.00	\$2,224.00
Traditional Exp.	\$2,255.00	\$2,448.00
Contemporary	\$2,255.00	\$2,448.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,721.00	\$2,102.00
2 Bedroom	\$1,849.00	\$2,230.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,310.00	\$1,501.00
1 Bedroom (Birch)	\$1,437.00	\$1,628.00
2 Bedroom (Dogwood)	\$1,640.00	\$1,869.00
2 Bedroom (Pine)	\$1,769.00	\$1,959.00
2 Bedroom (Oak)	\$1,926.00	\$2,118.00
2 Bedroom (Willow)	\$2,246.00	\$2,436.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,996.00	\$2,377.00
2 Bedroom	\$2,401.00	\$2,783.00
<u>COTTAGES</u>		
Traditional	\$1,984.00	\$2,176.00
Contemporary	\$2,201.00	\$2,393.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,310.00	\$1,501.00
Birch	\$1,437.00	\$1,628.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,769.00	\$1,959.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,926.00	\$2,118.00
Traditional	\$1,984.00	\$2,176.00
Traditional II	\$1,984.00	\$2,176.00
Traditional III	\$2,201.00	\$2,393.00
Contemporary	\$2,201.00	\$2,393.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,220.00	\$2,409.00
Willow	\$2,246.00	\$2,436.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,721.00	\$2,102.00
2 Bedroom	\$1,849.00	\$2,230.00
<u>Knoll</u>		
1 Bedroom	\$1,859.00	\$2,240.00
2 Bedroom	\$2,125.00	\$2,507.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,996.00	\$2,377.00
2 Bedroom	\$2,401.00	\$2,783.00

ASHLAR VILLAGE
 FISCAL YEAR 2009 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2008)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,310.00	\$1,501.00
Birch	\$1,437.00	\$1,628.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,769.00	\$1,959.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,926.00	\$2,118.00
Traditional	\$1,984.00	\$2,176.00
Traditional II	\$1,984.00	\$2,176.00
Traditional III	\$2,201.00	\$2,393.00
Contemporary	\$2,201.00	\$2,393.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,220.00	\$2,409.00
Willow	\$2,246.00	\$2,436.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,721.00	\$2,102.00
2 Bedroom	\$1,849.00	\$2,230.00
<u>Knoll</u>		
1 Bedroom	\$1,859.00	\$2,240.00
2 Bedroom	\$2,125.00	\$2,507.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,996.00	\$2,377.00
2 Bedroom	\$2,401.00	\$2,783.00

ASHLAR VILLAGE
 FISAL YEAR 2009 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,330.00	\$1,501.00
Birch	\$1,437.00	\$1,627.00
<u>Two Bedroom/One Bath</u>		
Pine	\$1,769.00	\$1,959.00
<u>Two Bedroom (1.5 Bath)</u>		
Oak	\$1,926.00	\$2,118.00
Traditional	\$1,984.00	\$2,176.00
Traditional II	\$1,984.00	\$2,176.00
Traditional III	\$2,201.00	\$2,393.00
Contemporary	\$2,201.00	\$2,393.00
<u>Two Bedroom (two full baths)</u>		
Oak II	\$2,220.00	\$2,410.00
Willow	\$2,246.00	\$2,437.00

Revised Beech – to \$1,291x .3% Increase = \$1,330.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,577.00	\$2,799.00
Apple with walkout basement	\$2,577.00	\$2,799.00
Peach	\$2,633.00	\$2,855.00
Peach with walkout basement	\$2,633.00	\$2,855.00
<u>Two Bedroom with Den</u>		
Pear	\$2,827.00	\$3,049.00
Pear with walkout basement	\$2,827.00	\$3,049.00
Cherry	\$2,882.00	\$3,104.00
Cherry with walkout basement	\$2,882.00	\$3,104.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

<u>APARTMENTS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Bridgehouse/Knoll</u>		
One Bedroom/One Bath	\$1,859.00	\$2,241.00
Two Bedroom/One Bath	\$2,125.00	\$2,508.00
<u>Meadow Wood</u>		
One Bedroom/One Bath	\$1,996.00	\$2,379.00
Two Bedroom/1.5 Bath	\$2,401.00	\$2,784.00

ASHLAR VILLAGE
FISAL YEAR 2009 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2008)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model - 2 Ba	\$2,717.00	\$3,104.00
Model - 2 Bb	\$2,717.00	\$3,104.00
Model - 2 Bc	\$2,717.00	\$3,104.00
<u>Two Bedroom with Den</u>		
Model - 2Bda	\$2,827.00	\$3,215.00
Model - 2Bdb	\$2,827.00	\$3,215.00
Model - 2 Bdc	\$2,827.00	\$3,215.00
<u>Three Bedroom</u>		
Model - 3B	\$2,938.00	\$3,326.00

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 27, 2008

SUBJECT: Fiscal Year 2009

The charges listed below are effective October 1, 2008, for the following Ashlar Village services.

<u>SERVICE</u>	<u>Effective 10/1/2008</u>
I. FOOD SERVICE	
Guest Meal	\$13.75
Villa/Cottage Resident Meal	\$12.75
Holiday Guest Meals	\$16.75
Beverages:	
Mixed Drink	\$ 4.25
Wine/Beer	\$ 3.25
Soda/Juice	\$ 1.25
Villa/Cottage Resident Meal Coupons:	
20 Meal Package	\$230.00 (\$11.50/Meal)
30 Meal Package	\$330.00 (\$11.00/Meal)
Meal Delivery:	
Apartment:	\$5.75
Villa/Cottage:	\$6.75
Assistance to and from Dining Room:	\$6.00
II. HOUSEKEEPING	
Additional Housekeeping	\$18.00/Hr. (\$4.50/Quarter Hour)
Rollaway Bed	\$12.00
Guest Apartment	\$77.50
III. MAINTENANCE	
Maintenance Mechanic or Painter	\$31.00/Hr. (\$7.75/Quarter Hour)
Apartment Carport Rental	\$740.00/Year (Annual Rental)
	\$ 72.00/Month (Seasonal Rental)
Mail Box Key Charge	\$2.00
Key Card Charge	\$1.00
Senior TV	\$29.00/Month
Internet Access	\$20.00/Month

IV. MEAL CREDIT

A meal credit is available for apartment residents who will be away for fifteen (15) or more consecutive days, provided they have given the Administration Office written notice of their absence by using the meal credit form. The credit will be \$4.60 per person per day. If you have any questions regarding any of these changes, please feel free to contact Administration at 679-6403 or 679-6000.

**ASHLAR VILLAGE/POND RIDGE
HAIR/BARBER SALON**

<u>Service</u>	<u>Effective 10/1/08</u>
Hair Cut-Female	\$18.25
Hair Cut-Male	\$13.75
Shampoo & Set or Blow Dry	\$18.75
Up Do Added to Set	+\$2.50
Permanent	\$70.00+And Up
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.00
Trim Neck	\$ 6.00
Manicure-File Only	\$ 8.00
Manicure	\$15.50
Coloring	\$25.00
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.00+
Waxing Lip (Upper)	\$ 6.50+
Waxing Eyebrows	\$10.50+
Eyebrow Arch	\$ 7.50
Beard Trim	\$ 5.00+
Polish Change	\$ 6.75
Shampoo & Hair Cut	
Female	\$24.50
Male	\$20.00



Pond Ridge

at Ashlar Village

An Assisted Living Community by Masonicare

An Ageless

Commitment

to Caring

Cheshire Road

P.O. Box 70

Wallingford, CT 06492

Tel 203-679-6401

Fax 203-679-6124

www.masonicare.org

Services and Fee Schedule
for
Assisted Living Apartment Rental
at Pond Ridge at Ashlar Village

As a premier assisted living community, Pond Ridge has a comprehensive list of services and amenities to meet the diverse and changing needs of residents. From aiding residents with day-to-day activities, to helping them attain the joys that each day holds, our community provides the security, comfort, and convenience that brings peace of mind to assisted living.

Core Services Included in the Monthly Fee:

- three delicious meals a day
- all utilities (except phone and cable television)
- housekeeping services performed regularly
- linen and towels changed and replaced weekly
- transportation to doctor appointments (limit 10 mile square radius)
- transportation within the area
- stimulating recreational/therapeutic activities
- personal care to meet most residents' needs
- some nursing care and 24-hour consultation by phone
- 24-hour emergency call (pull cords or wrist call)
- 24-hour residential security

Additional Services Available According to Physical/Medical/Psychiatric Needs of Residents:

- skilled nursing care
- personal care and morning assistance
- assistance with bathing and hygiene
- self-care training (ambulation, incontinence, vision or hearing loss)
- individual or group mental health counseling
- physical, occupational, and speech therapies
- audiology and dietary evaluation
- companion services for those with memory deficits
- access to adaptive equipment designed to enhance communication

**POND RIDGE AT ASHLAR VILLAGE
MONTHLY APARTMENT RENTAL FEES**

The below fees are based on the size of apartment unit and the level of care the resident will be receiving each month.

Assistance will be provided by Registered Nurses, Certified Nurses Aides, Personal Care Attendants and Social Workers. The fees also include a list of services relating to residency.

Level I – Up to 3.5 hours a week (average 30 minutes of help a day)

Level II – Up to 7 hours of help a week (average 60 minutes of help a day)

Level III – Up to 10.5 hours of help a week (average 90 minutes of help a day)

Level IV – Up to 14 hours of help a week (average 120 minutes of help a day)

<u>Size Unit</u>	<u>Level I</u>	<u>Level II</u>	<u>Level III</u>	<u>Level IV</u>
Typical Studio	3,788	4,417	5,046	5,675
Deluxe Studio	3,932	4,561	5,190	5,819
One Bedroom	5,024	5,653	6,282	6,911
One Bedroom Corner	5,210	5,839	6,468	
Deluxe One Bedroom	5,554	6,183	6,812	
Corner Deluxe One Bedroom	5,672	6,301	6,930	
Two Bedroom	6,029	6,658	7,287	

PLEASE NOTE: Add \$718.00 charge for the second person fee, and add \$629.00 charge per month for each level of care the second person requires.

Example: A one bedroom with first person receiving Level II care and second person receiving Level I care: $5,653.00 + 718.00 + 629.00 = 7,000.00$.

Pond Ridge

The Miscellaneous Charges below are effective October 1st 2007 for the following Pond Ridge services:

SERVICE

FOOD SERVICE

Guest Meals

Breakfast	\$ 5.50
Lunch	\$12.00
Dinner	\$10.00
Holiday Luncheon Meal	\$15.00

Meal Delivery for Residents

Meal Delivery to Room	\$5.00
-----------------------	--------

(Non-illness related, limited availability)

Meal Credit

A meal credit is available for residents who will be away for fifteen (15) or more consecutive days, provided that they have given the Administrative Office written notice of their absence. The meal credit will be \$5.00 per day.

Housekeeping

Additional Housekeeping	\$17.00/Hr.
Rollaway Bed	\$10.00/Per Night
Guest Apartment (Ashlar Village)	\$75.00

Personal laundry services may be included as part of your plan of services or personal laundry services can be arranged through local contractor on a fee-for service basis. Pond Ridge supplies flat linen service as part of the monthly rate.

MAINTENANCE

Maint. Mechanic or Painter	\$30.00/Hr. (\$7.50/Quarter Hour)
Key Charge	\$ 2.50/Key

HAIR SALON CHARGES

Hair Cut-Female	\$17.75
Hair Cut-Male	\$13.25
Shampoo & Set or Blow Dry	\$18.25
Up Do	\$ 2.50+
Permanent	\$67.50
Color Rinse	\$ 3.50
Shampoo Only	\$ 7.00
Trim Neck	\$ 6.00
Manicure-File Only	\$ 7.75
Manicure	\$15.00
Coloring	\$22.00
Comb Out	\$ 8.75
Other, Hair	\$ 5.00+
Conditioners	\$ 2.00+
Waxing Lip (Upper)	\$ 5.50+
Waxing Eyebrows	\$10.50
Eyebrow Arch	\$ 6.50
Beard Trim	\$ 5.00+
Polish Change	\$ 6.25
Shampoo & Haircut	
Female	\$24.50
Male	\$20.00

RECREATION

Recreation Out-trips	Varies
----------------------	--------

<u>CABLE</u>	\$28.00
--------------	---------

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (PIONEERS-MOVE IN PRIOR TO 10/1/88)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,121.00	\$1,498.00
2 Bedroom	\$1,244.00	\$1,626.00
<u>COTTAGES</u>		
1 Bedroom	\$ 923.00	\$ 990.00
2 Bedroom	\$1,025.00	\$1,091.00
2 Bedroom Exp.	\$1,042.00	\$1,107.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,671.00	\$2,134.00
2 Bedroom	\$1,795.00	\$2,257.00
 <u>COTTAGES</u>		
1 Bedroom	\$1,480.00	\$1,655.00
2 Bedroom	\$1,573.00	\$1,754.00
2 Bedroom Exp.	\$1,587.00	\$1,771.00
2 Bedroom Exp. W/2 Bathrooms	\$1,651.00	\$1,833.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u>		
<u>(NON- PIONEERS)</u>		
<u>APARTMENTS</u>		
1 Bedroom	\$1,938.00	\$2,331.00
Larger-1 Bedroom	\$2,224.00	\$2,617.00
2 Bedroom	\$2,331.00	\$2,722.00
Larger-2 Bedroom	\$2,617.00	\$3,007.00
3 Bedroom	\$3,007.00	\$3,396.00
<u>COTTAGES</u>		
Traditional	\$1,986.00	\$2,159.00
Traditional Exp.	\$2,189.00	\$2,377.00
Contemporary	\$2,189.00	\$2,377.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE I</u>		
<u>(NON- PIONEERS)</u>		
<u>APARTMENTS</u>		
1 Bedroom	\$1,671.00	\$2,041.00
2 Bedroom	\$1,795.00	\$2,165.00
<u>COTTAGES</u>		
1 Bedroom (Maple)	\$1,272.00	\$1,457.00
1 Bedroom (Birch)	\$1,395.00	\$1,581.00
2 Bedroom (Dogwood)	\$1,592.00	\$1,815.00
2 Bedroom (Pine)	\$1,717.00	\$1,902.00
2 Bedroom (Oak)	\$1,870.00	\$2,056.00
2 Bedroom (Willow)	\$2,181.00	\$2,365.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(April 1, 2001 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>PHASE II</u> (NON- PIONEERS)		
<u>APARTMENTS</u>		
1 Bedroom	\$1,938.00	\$2,308.00
2 Bedroom	\$2,331.00	\$2,702.00
<u>COTTAGES</u>		
Traditional	\$1,926.00	\$2,113.00
Contemporary	\$2,137.00	\$2,323.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Apple	\$1,272.00	\$1,457.00
Birch	\$1,395.00	\$1,581.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,717.00	\$1,902.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,323.00
Contemporary	\$2,137.00	\$2,323.00
<u>Two Bedroom (Two Full Baths)</u>		
*Oak II	\$2,155.00	\$2,339.00
Willow	\$2,181.00	\$2,365.00

*New Units effective 4/1/04

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(February 19, 2003 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,671.00	\$2,041.00
2 Bedroom	\$1,795.00	\$2,165.00
<u>Knoll</u>		
1 Bedroom	\$1,805.00	\$2,175.00
2 Bedroom	\$2,063.00	\$2,434.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,938.00	\$2,308.00
2 Bedroom	\$2,331.00	\$2,702.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>COTTAGES</u>		
<u>One Bedroom (One Bath)</u>		
Beech	\$1,272.00	\$1,457.00
Birch	\$1,395.00	\$1,581.00
<u>Two Bedroom (One Bath)</u>		
Pine	\$1,717.00	\$1,902.00
<u>Two Bedroom (One and One-Half Bath)</u>		
Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,323.00
Contemporary	\$2,137.00	\$2,323.00
<u>Two Bedroom (Two Full Baths)</u>		
Oak II	\$2,155.00	\$2,339.00
Willow	\$2,181.00	\$2,365.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(4/1/04)

	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>APARTMENTS</u>		
<u>Bridgehouse</u>		
1 Bedroom	\$1,671.00	\$2,041.00
2 Bedroom	\$1,795.00	\$2,165.00
<u>Knoll</u>		
1 Bedroom	\$1,805.00	\$2,175.00
2 Bedroom	\$2,063.00	\$2,434.00
<u>Meadow Wood</u>		
1 Bedroom	\$1,938.00	\$2,308.00
2 Bedroom	\$2,331.00	\$2,702.00

ASHLAR VILLAGE
 FISCAL YEAR 2008 MONTHLY FEE
 (EFFECTIVE OCTOBER 1, 2007)

(1/17/06 Price Structure)

<u>COTTAGES</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>One Bedroom/One Bath</u>		
Beech	\$1,291.00	\$1,457.00
Birch	\$1,395.00	\$1,580.00
 <u>Two Bedroom/One Bath</u>		
Pine	\$1,717.00	\$1,902.00
 <u>Two Bedroom (1.5 Bath)</u>		
Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,632.00
Contemporary	\$2,137.00	\$2,632.00
 <u>Two Bedroom (two full baths)</u>		
Oak II	\$2,155.00	\$2,340.00
Willow	\$2,181.00	\$2,366.00

Revised Beech -- to \$1,291

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(1/17/06 Price Structure)

<u>VILLAS</u>	<u>1 PERSON</u>	<u>2 PERSON</u>
<u>Two Bedroom</u>		
Apple	\$2,490.00	\$2,704.00
Apple with walkout basement	\$2,490.00	\$2,704.00
Peach	\$2,544.00	\$2,758.00
Peach with walkout basement	\$2,544.00	\$2,758.00
<u>Two Bedroom with Den</u>		
Pear	\$2,731.00	\$2,946.00
Pear with walkout basement	\$2,731.00	\$2,946.00
Cherry	\$2,785.00	\$2,999.00
Cherry with walkout basement	\$2,785.00	\$2,999.00

ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

(1/17/06 Price Structure)

	<u>1 PERSON</u>	<u>2 PERSON</u>
NOTCH HILL		
<u>Two Bedroom</u>		
Model - 2 Ba	\$2,625.00	\$2,999.00
Model - 2 Bb	\$2,625.00	\$2,999.00
Model - 2 Bc	\$2,625.00	\$2,999.00
<u>Two Bedroom with Den</u>		
Model - 2Bda	\$2,731.00	\$3,106.00
Model - 2Bdb	\$2,731.00	\$3,106.00
Model - 2 Bdc	\$2,731.00	\$3,106.00
<u>Three Bedroom</u>		
Model - 3B	\$2,839.00	\$3,214.00

ATTACHMENT C
ACTURIAL CERTIFICATE



415 Main Street
Reisterstown, MD 21136-1905

Phone: 410-833-4220
Fax: 410-833-4229

Email: info@ccrcactuaries.com

**Ashlar Village Retirement Community
Statement of Actuarial Opinion**

November 11, 2014

I, Dave Bond, am a Fellow of the Society of Actuaries, a Member of the American Academy of Actuaries, Managing Partner of the firm of CCRC Actuaries, LLC, and I meet the qualification standards to render Statements of Actuarial Opinion for continuing care retirement communities. I have been retained by Ashlar Village Retirement Community to render a Statement of Actuarial Opinion, in accordance with Section 17b-527 of the Regulations implementing the Continuing Care Statutes, regarding the following actuarial projections included in Ashlar Village Retirement Community's 2014 Annual Financial Filing:

- Exhibit I Residential Turnover Rates
- Exhibit II Average Age of Residents
- Exhibit III Health Care Utilization Rates
- Exhibit IV Occupancy Rates
- Exhibit V Number of Health Care Admissions
- Exhibit VI Days of Care
- Exhibit VII Number of Permanent Transfers

I have examined the above items as shown in Ashlar Village Retirement Community's Annual Financial Filing. These items are attached to this Statement of Actuarial Opinion. In the course of my review, I relied upon the accuracy and completeness of data and supporting documentation prepared by Ashlar Village Retirement Community personnel. In the course of my examination, nothing came to my attention that causes me to believe that the underlying data information is unreasonable or inappropriate. My examination included such review as I considered necessary of the data, methods, and underlying assumptions used by and the resulting actuarial projections reported by Ashlar Village Retirement Community with respect to the above items as shown in Ashlar Village Retirement Community's 2014 Annual Financial Filing.

In my opinion, the above items as shown in Ashlar Village Retirement Community's 2014 Annual Financial Filing:

- are based upon methods which are consistent with sound actuarial principles and practices; and
- are based upon methods and underlying assumptions that appear reasonable and appropriate in this instance.

Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

Dave Bond, F.S.A., M.A.A.A.
Managing Partner

CONTINUING CARE AGREEMENT

MASONICARE AT HOME, INC. d/b/a LIVEHOME BY MASONICARE

A non-profit corporation with Masonicare Corporation,
a 501(c)(3) corporation, as its sole member.

A Continuing Care Contract is a financial investment, and your investment may be at risk. Masonicare At Home, Inc. d/b/a LiveHome by Masonicare's ability to meet its contractual obligations under such contract depends on its financial performance. We advise you to consult an attorney or other professional experienced in matters relating to investments in continuing care facilities and programs before you sign a Continuing Care Contract. The Department of Social Services does not guarantee the security of your investment.

TABLE OF CONTENTS

	Page
SECTION I DURATION OF AGREEMENT.....	1
SECTION II SERVICES.....	1-5
SECTION III YOUR RESPONSIBILITIES AS A MEMBER.....	5-7
SECTION IV FEES.....	7-8
SECTION V TERMINATION OF THIS AGREEMENT AND REFUNDS.....	9-11
SECTION VI MISCELLANEOUS.....	11-13
EXHIBIT A.....	14-15
EXHIBIT B.....	16-17

This Continuing Care Agreement ("Agreement") is made as of this ___ day of _____ between _____ (whom we shall refer to as "you" or the "Member") residing at _____ ("Home") and Masonicare At Home, Inc. ("Masonicare") d/b/a LiveHome by Masonicare located at 22 Masonic Avenue located in Wallingford, Connecticut 06492 (which we shall refer to as "we", "us", "LiveHome" or the "Provider"). If more than one person is signing this Agreement, "you" refers to each of you individually and both of you together and your obligations under this Agreement are joint and several.

I. DURATION OF AGREEMENT

This Agreement is effective as of the date set forth above (the "Membership Date"). This Agreement will remain in effect until it is terminated in accordance with Section V of this Agreement (the "Termination Date").

II. SERVICES

LiveHome will provide you the Services described in this Agreement according to the terms and conditions described in this Agreement.

You agree to accept and pay for the Services as set forth in this Agreement and to abide by the rules of LiveHome at all times while receiving services under this Agreement.

All Members receive the Standard Services Package as described in Section II.A. below. Additional services set forth in Section II.B. may be added at an additional cost. All fees are subject to change as detailed in Section IV.

A. STANDARD SERVICES PACKAGE

1. Care Line

As a Member, you will have unlimited, 24 hour access to LiveHome's Care Line, a hotline for Member care issues and questions.

2. Assessments

Upon becoming a member of LiveHome, we will perform an in-home assessment of your needs and work with you to develop a services/support plan. Assessments and updates to your service plan will be done on a yearly basis by a Wellness Navigator.

3. Meals

Members are entitled to one free dinner per week in the Waterside Dining Room at Masonicare at Ashlar Village. Additional meals will be available to Members at the cost paid by an Ashlar Village resident. Reservations are required and space is subject to availability.

4. Skilled Nursing/Respite Stays at Masonicare Health Center

As a member, you will be entitled to five (5) free days of skilled nursing, assisted living or respite stays at Masonicare Health Center or at one of Masonicare's Assisted Living Communities each calendar year. Free days must be used within the calendar year and may not be carried over to subsequent years or transferred to other Members.

5. Access to the Masonicare Continuum

LiveHome Members will have access to the Masonicare Continuum including the independent and assisted living residences and Masonicare's skilled nursing facilities. Admission will be contingent upon availability and satisfaction of all admissions requirements. Members are solely responsible for the cost associated with these services.

6. Social, Recreational and Wellness Programs

Members will have access to social, recreational and wellness programs offered at the Wallingford campus subject to availability.

7. Members Only Website

Each Member will have access to an on-line Members Only website which will allow Members access to program information, calendars, vendor lists and other member specific information.

8. Referral Service

Members will have access to a Referral Service for additional services not provided under this Agreement. These may include lawn care, professional house cleaning, handyman services, home remodeling, and snow removal. Some services are available at discounted rates. The Referral Service is available at no cost to you; however you are responsible for the cost of any services rendered by the referred service providers. Member shall indemnify, defend and hold LiveHome and the Masonicare Continuum harmless from and against any and all claims, demands or liabilities arising in connection with the work performed by Referral Service vendors.

9. Monthly Housekeeping

Members will receive three (3) hours of housekeeping per month.

B. OTHER SERVICES AVAILABLE AT AN ADDITIONAL FEE

The following services are available to Members at an additional fee. Fees for these additional services will be billed monthly with your monthly Membership Fee as set forth in Section IV. All fees are subject to change without notice. Updates to the current fee schedule are available upon request.

1. Home Based Healthcare Services

- Skilled services including:
 - Nurses
 - Certified nursing assistants
 - Social workers
 - Registered physical therapists/licensed occupational therapists
- Adult day program
- Personal Care Attendants

- Homemakers/Companions
- Live-in Attendants
- Hospice services

2. Transportation

We may provide transportation within a fifteen (15) mile radius of your Home during normal business hours at an additional fee. Reservations must be made forty-eight (48) hours in advance.

3. Add-on Plans

Personalized Plans are available. Members can choose from the following services if they wish to enroll in the Bronze, Silver, or Gold Package.

- Personal Wellness Navigator
- Home Safety Assessment (every two years)
- Personal Health and Safety Technology
- Annual Wellness Assessment by our Geriatricians
- Twelve (12) Meals per month at Ashlar Village
- Two (2) round trips per year for Medical transportation
- Nutritionist Visits Quarterly
- Quarterly Exercise Regime Led by Physical Therapist

III. YOUR RESPONSIBILITIES AS A MEMBER

A. RULES

You agree to abide by LiveHome rules which are attached as Exhibit B and incorporated into this Agreement. LiveHome reserves the right to amend the rules from time to time. Copies of such changes and amendments shall be provided upon request. You further agree to follow the rules of Masonicare when on the Masonicare Campus.

B. RIGHTS OF MEMBERS

Your rights as a Member under this Agreement are those rights and privileges expressly granted to you in this Agreement or by Connecticut law.

C. RIGHT OF ENTRY

You shall permit authorized employees and providers entry into your Home at any time in case of emergencies, for scheduled meetings and to provide services. LiveHome recognizes your right to privacy and will limit entry to your Home as described above.

D. REAL PROPERTY

Your rights and privileges, as granted herein, do not include any right, title or interest whether legal, equitable, beneficial or otherwise, in or to any part of the real property, including land, buildings and improvements owned or operated by LiveHome or its parent, Masonicare Corporation.

E. RESPONSIBILITY FOR DAMAGES/PROPERTY PROTECTION

You will be responsible for any costs incurred in replacing, maintaining or repairing any loss or damage to the real or personal property of LiveHome or its parent Masonicare Corporation caused by the negligence or willful misconduct of you, your guests, agents, employees or pets.

You are responsible for providing personal property and liability insurance for yourself and your property. You agree that LiveHome is not responsible for securing or safeguarding your personal property and possessions. You are responsible for keeping your home secured and for taking any other reasonable precautions. LiveHome is not liable for any claims, damages or expenses, including attorneys' fees, resulting from any injury or death to persons or any damage to property unless caused by the gross negligence or willful misconduct of LiveHome employees.

F. MEDICARE AND OTHER INSURANCE REQUIREMENTS

You understand and agree that LiveHome is not responsible for the cost of healthcare services required by you except as specifically set forth in Section II.A of this Agreement. You understand that it is your obligation to obtain and maintain any available insurance coverage, including Medicare and Medicaid, to meet your healthcare needs.

G. NON-TRANSFERABLE

Your rights under this Agreement are personal to you and cannot be transferred or assigned by you to any other person or entity.

H. HEALTH STATUS

You agree to share any changes in your medical status with your Wellness Navigator and to provide copies of any and all examinations, test results, progress notes or other copies of medical records upon request. You further agree to submit to a physical examination upon the request of LiveHome.

I. POWER OF ATTORNEY/HEALTHCARE REPRESENTATIVE

You agree to execute and maintain in effect a limited Durable Power of Attorney and Healthcare Representative valid under Connecticut law. The Power of Attorney shall designate as your attorney-in-fact, a bank, lawyer, relative or other responsible person or persons of your choice, to act for you in managing your financial affairs and filing for your insurance or other benefits as fully and completely as you would if acting personally. It shall be in a form which survives your incapacity or disability, and be otherwise satisfactory to LiveHome. The Healthcare Representative shall designate a relative or other responsible person or persons of your choice to make any and all health care decisions on your behalf at the time you are unable to make or communicate your decisions about your medical care. You will deliver a fully executed copy of this Power of Attorney and Healthcare Representative to us at the time of your first meeting with your Wellness Navigator.

IV. FEES

A. FEES GENERALLY

The fees associated with your Membership include an initial Membership Fee, a Monthly Standard Services Fee and Additional Fees for any additional services selected by you. These fees are subject to change, from time to time, in the sole discretion of LiveHome as set forth in this Agreement.

B. MEMBERSHIP FEE

Upon signing this Agreement, you agree to pay a one-time membership fee in the amount of _____ to LiveHome ("the Membership Fee"). If this Agreement is for two persons residing in the same Home, a second person

membership fee in the amount of _____ will also apply. The Membership Fee will be placed into an escrow account with our current banking institution, in accordance with Connecticut General Statutes Section 17b-524. This fee is non-refundable except as set forth in Section V. No interest shall be paid on any Membership Fees paid to LiveHome.

C. MONTHLY STANDARD SERVICES FEE

You agree to pay LiveHome a monthly fee in the amount of _____ for the Standard Services Package described in Section II.A (the "Monthly Standard Services Fee") and an additional second person monthly fee ("Second Person Monthly Fee") in the amount of _____ if a second person who also occupies your Home will be receiving services under this Agreement. This amount shall be paid in advance on or before the fifth day of each month beginning with the Membership Date. You agree to pay the Monthly Standard Services Fee whether you are residing in your Home or are temporarily in another healthcare facility. The initial Monthly Standard Services Fee shall be prorated for any applicable period of less than one month. The Monthly Standard Services Fee may be increased by LiveHome in its sole discretion upon sixty (60) days notice to you.

D. ADDITIONAL FEES

You will be invoiced as part of your monthly fee for any items and services provided to which are not included in your Standard Services Package.

E. LATE FEES

You agree to pay LiveHome interest at one and a half percent (1.5%) per month on any overdue Monthly or Additional Fees.

V. TERMINATION OF THIS AGREEMENT AND REFUNDS

A. TERMINATION BY YOU

You may terminate this Agreement for any reason within thirty (30) days following the execution of the contract ("Statutory Rescission Period") by notifying LiveHome in writing by registered or certified mail. In the event you terminate within the Statutory Rescission Period, any fees paid to LiveHome will be refunded less: (a) costs specifically incurred by LiveHome at your request, and (b) a service charge equal to the greater of

one thousand dollars (\$1,000) or two percent (2%) of your Membership Fee.

If you pass away before the commencement of care under this Agreement but after the Statutory Rescission Period, this Agreement shall terminate automatically upon LiveHome receiving written notice by registered or certified mail of your inability to receive care. Your legal representative will receive a refund of any fees paid to LiveHome less (a) costs specifically incurred by LiveHome at your request, and (b) a service charge equal to the greater of one thousand dollars (\$1,000) or two percent (2%) of your Membership Fee.

You may terminate this Agreement after the Statutory Rescission Period by giving written notice by registered or certified mail to LiveHome, no less than sixty (60) days prior to termination. The notice must specify the termination date.

This Agreement shall automatically terminate upon the death of the last surviving Member.

Any Membership Fee refund due you after the Statutory Rescission Period will be made in accordance with Section V.C.2.

B. TERMINATION BY LIVEHOME BY MASONICARE

1. Termination Without Cause

LiveHome may terminate this Agreement for any reason upon sixty (60) days written notice to you.

2. Termination for Cause

LiveHome shall have the right to terminate this Agreement for any cause, which, in its sole discretion, shall be good and sufficient. Good and sufficient cause shall include, but is not limited to, the following:

a. Failure to perform your obligations under this Agreement, including the obligation to timely pay the Monthly and Additional Fees.

b. Your behavior resulting in a threat to the safety, health, peace, or well-being of yourself or others.

c. Your refusal to follow the recommendations of LiveHome when such refusal poses a risk to your health or safety as determined by us in our sole discretion.

d. Care in your home is no longer safe as determined by us in our sole discretion.

e. You move outside the geographic area serviced by LiveHome.

LiveHome shall give you reasonable notice of termination in writing via hand delivery or registered or certified mail. LiveHome's determination that your continued membership presents a threat to the safety of others or of yourself shall be a factor in determining the reasonableness of that notice period.

C. CONDITIONS OF REFUND AND DUTIES UPON TERMINATION

1. Duties Upon Termination

Monthly Fees are to be paid through the month of your Termination Date. Monthly Fees shall not be prorated unless termination is due to the death of a Member. Upon termination by either you or LiveHome, you agree to pay LiveHome all amounts owed to it. You agree that LiveHome may set off any amounts owed by you to LiveHome against any refund due.

2. Refund of the Membership Fee

If you or LiveHome terminate this Agreement after your Membership Date, you or your estate shall be due a refund equal to the amount of the Membership Fee less 1.04 percent thereof for each calendar month between the date you signed this Agreement and the Termination Date. No refund shall be due if the Agreement terminates more than ninety-six (96) months after the date you signed this Agreement. If you are terminating this Agreement in order to enter in a continuing care Residency Agreement for Masonicare at Ashlar Village, we will apply the full amount of your Membership Fee to the Entrance Fee owed for Ashlar Village without regard to any declining balance. If you are terminating this Agreement for Pond Ridge Assisted Living, we will apply 50% of your initial membership fee to the monthly fee owed to Pond Ridge Assisted Living.

For purposes of computing Membership Fee refunds, a partial calendar month of more than fifteen (15) days shall be treated as a full month and a partial calendar month of fifteen (15) or fewer days shall be ignored. The date you signed this Agreement and the Termination Date shall be counted as full calendar days.

VI. MISCELLANEOUS

A. CONFIDENTIALITY

LiveHome agrees to keep all of the personal and medical information you have supplied to LiveHome in confidence. You agree that LiveHome may provide such information to health care professionals, third-party payors and others who have a need, in our judgment, or a right to know such information under federal or state law.

B. WAIVER

In the event that LiveHome does not, in any one or more instances, insist upon your strict performance, observance or compliance with any of the terms or provisions of this Agreement, or if we waive a breach by you of this Agreement, it shall not be construed to be a waiver of our right to insist upon your strict compliance with all other terms and provisions of this Agreement.

C. GOVERNING LAWS

This Agreement shall be governed by the laws of the State of Connecticut.

D. ATTORNEYS' FEES AND COSTS

If LiveHome is obliged to take legal action to enforce this Agreement, to collect sums due to LiveHome pursuant to this Agreement or to recover damages of any kind, you are liable for the costs of such action including, but not limited to, reasonable attorneys' fees.

E. FULL AND COMPLETE AGREEMENT

This Agreement has precedence over any representations previously made by LiveHome representatives and over any descriptions of services in promotional materials or presentations. This Agreement

constitutes the entire contract between you and LiveHome and supersedes all previous understandings and agreements between you and LiveHome. No waiver or modification shall be valid unless made in writing, signed by you and by LiveHome and attached to this Agreement.

F. INTERPRETATION

Headings are for convenience and reference purposes only and shall not affect the interpretation of any provision of this Agreement. Should any provision herein, for any reason, be held invalid or unenforceable in any jurisdiction in which it is sought to be enforced such invalidity and unenforceability shall not affect any other provision of this Agreement and such invalid and unenforceable provision shall be construed as if it were omitted. The remainder of the Agreement shall remain in full force and effect.

G. GENDER OF PRONOUNS

All references in this Agreement by masculine pronouns and adjectives also include the feminine and vice versa.

H. SUCCESSORS AND ASSIGNS

The duties owed LiveHome under this Agreement shall inure to the benefit of its successors and assigns.

I. STATEMENT OF NON-DISCRIMINATION

LiveHome complies with applicable federal and state laws that prohibit discrimination based on race, color, sex, religious beliefs, national origin and other protected classes of persons.

J. NOTICES

When required by the terms of this Agreement, notices shall be given in writing and shall be given to LiveHome or to you at the addresses set forth in this Agreement or at such address as we or you shall specify in writing to each other.

Your signature below certifies that you have read, understand and accept this Agreement and that you or your financial advisor have received the

most current Disclosure Statement containing the current audited financial statements.

Signature – Member

Witness

Date

Date

Signature – Member

Witness

Date
LIVEHOME BY MASONICARE

Date

By: _____
Authorized Representative

Date

EXHIBIT A

SERVICES SELECTION AND FEES

MEMBERSHIP FEE

	Initial Fee	Monthly Fee		2 members - Initial Fee	Monthly Fee
Option A	\$15,000	\$ 200	Option A	\$20,000	\$ 300
Option B	\$10,000	\$ 275	Option B	\$13,500	\$ 400
Option C	0	\$ 400	Option C	\$0	\$ 600

ADD-ON PLANS - MONTHLY FEES

Option A		Single Member	2 Members
	Bronze	\$350	\$475
	Silver	\$600	\$750
	Gold	\$700	\$900

Option B		Single Member	2 Members
	Bronze	\$450	\$575
	Silver	\$725	\$875
	Gold	\$800	\$1100

Option C		Single Member	2 Members
	Bronze	\$600	\$850
	Silver	\$850	\$1300
	Gold	\$1000	\$1450

ADDITIONAL FEES

Home Care			
	Skilled Nursing	Per Visit	\$148.00
	Physical Therapy	Per Visit	\$156.00
	Occupational Therapy	Per Visit	\$157.00
	Speech Therapy	Per Visit	\$169.00
	Medical Social Work	Per Visit	\$229.00
	Home Health Aide	Hourly Rate	\$ 42.00
	Homemaker/Companion	Hourly Rate	\$20.00/\$23.00
	Private Duty-RN	Hourly Rate	\$52.00
	Private Duty-LPN	Hourly Rate	\$46.00
	Nutrition	Per Visit	\$128.00
	Personal Care Attendant	Per Hour	\$23.00/\$25.00
	Live-In Attendants	Per Day	\$285.00/Day

Hospice Program			
	Routine Home Care	Per Day	\$195.00
	Continuous Care	Per Day	\$1,130.00
	Continuous Care	Per Hour	\$47.50
	Inpatient Respite	Per Day	\$250.00
	Inpatient General	Per Day	\$850.00

Adult Day Services			
	Full Day*- Monday through Friday	Per Day	\$75.00
	Full Day* – Weekends and Holidays	Per Day	\$85.00
	Half Day** – Monday through Friday	Per Day	\$50.00
	Half Day** – Weekends and Holidays	Per Day	\$60.00
	Extended Hours - Monday through Friday	Per Hour	\$15.00
	Extended Hours - Weekends and Holidays	Per Hour	\$20.00
	Medications	Set up fee	\$25.00
	Incontinence Care	Per Day	\$10.00

*Full Day Hours 10:00 am – 4:00 pm

**Half Day Hours 10:00 am – 2:00 pm or 12:00 pm – 4:00 pm

Other			
	Medical Care Transportation	Per Vehicle/Per Hour	\$20.00 + .55/per mile
	Non-Medical Care	Per Vehicle/Per Hour	\$20.00 + .55/per mile
	Errands using Caregiver's Vehicle	Per Mile	.55 per mile

LiveHome offers 5% discount for the first month on various Masonicare services

EXHIBIT B

Member agrees to:

1. Be responsible for calling "911" for assistance in the event of an emergency when the Masonicare employee is not present.
2. Call the LiveHome scheduling office at least forty-eight (48) hours in advance at (203) 679-6444 to cancel a visit or change the schedule of visits. We reserve the right to charge for the scheduled visit if there is no cancellation notice. The Member understands that Masonicare employees may not approve any schedule change.
3. Treat Masonicare employees respectfully, including no verbal or sexual harassment, regardless of an individual's race, color, religious creed, age, marital or civil union status, national origin, ancestry, sex or sexual orientation.
4. Identify a primary caregiver who is knowledgeable and able to provide the care that you require in the rare and unavoidable instance that there is an interruption in agency services.
5. Refrain from engaging any Masonicare employee to perform services under any separate agreement, either verbally or in writing, if such services are offered by Masonicare. Such prohibition shall be for 180 days from the termination date of this agreement and if violated, subject to five thousand dollars (\$5,000) in liquidated damages, plus reasonable costs and attorney fees.
6. Provide a safe, suitable environment in which care can be given and be responsible for storing and securing valuables.
7. Refrain from giving any cash, gift certificates, loans, monetary funds of any kind or any other gifts valued at \$50 or more. Masonicare will not be responsible for repayment of funds issued in violation of this policy.
8. Sign required consents and releases for service and make timely payment of all invoices.

9. The Member understands and agrees that the Masonicare employee is not authorized to provide medical care, and will not request such medical care from the Masonicare employee.
10. The Responsible Party is responsible for all of the Member's obligations under this Agreement including making timely payment if the Responsible Party has access to this Member's funds.
11. Notify the LiveHome office if you are not satisfied with your services.

Live Home
 CCRC
PROJECTED STATEMENT OF OPERATIONS
 FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2016 TO 2021

	<u>Projected FY 2016 Estimated</u>	<u>FY 2017 Estimated</u>	<u>FY 2018 Estimated</u>	<u>FY 2019 Estimated</u>	<u>FY 2020 Estimated</u>	<u>FY 2021 Estimated</u>
REVENUE						
Monthly Fees	4,380	4,380	4,380	4,380	4,380	4,380
Earned Entry Fee	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
TOTAL REVENUE	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>	<u>10,380</u>
EXPENSES						
Salaries & Wages	-	-	-	-	-	-
Benefits	-	-	-	-	-	-
Professional Fees	1,200	1,200	1,200	1,200	1,200	1,200
Supplies & Other expenses	-	-	-	-	-	-
Depreciation & Amortization	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Total Expenses	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>
Net Income from Operations	9,180	9,180	9,180	9,180	9,180	9,180
Investment Income	-	-	-	-	-	-
Net income	<u>\$ 9,180</u>	<u>\$ 9,180</u>	<u>\$ 9,180</u>	<u>\$ 9,180</u>	<u>\$ 9,180</u>	<u>\$ 9,180</u>

Notes & Assumptions:

No estimated program growth. Currently serve 2 households with no plans to expand services.
 Services will no longer be provided once these clients no longer require services.