

March 31, 2022

Mr. Richard Wysocki  
Department of Social Services  
25 Sigourney Street  
Hartford, CT 06106-5033

Dear Mr. Wysocki:

Attached is the 2020 Masonicare at Ashlar Village Disclosure Statement. If you have any questions, please feel free to contact me.

Sincerely,

Kimberly Magalhaes  
Associate Executive Director

MASONICARE AT ASHLAR VILLAGE  
DISCLOSURE STATEMENT

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2020

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

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### Attachments to the Disclosure Statement for Ashlar Village, Inc.

Dated: February 28, 2020

- Attachment A – Consolidated Financial Statements and Source and Use – 2021-2026
- Attachment B – Current and Historical Listing of Entry and  
Monthly Fees – 2016-2020
- Attachment C – Actuarial Certificate
- Attachment D - Masonicare at Ashlar Village Residency Agreement, Rev. 8/9/2019

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.

RESIDENTIAL SERVICES BOARD OF DIRECTORS

Robert Polito, Jr., Chair  
William R. Deickler, Vice Chair  
Janet S. Berry, Treasurer  
Newton (Bud) Buckner, Treasurer  
Bruce R. Bellmore  
William Bohman  
Sherwin M. Borsuk, M.D.  
Francis X. Colon  
Christopher J. Earle  
Robert J. Furce  
David A. Gessert  
Susan Koty  
Howard W. Orr  
Stephen W. Petri  
Thaddeus M. Stewart  
Mark D. Winne  
Jon-Paul Venoit, President and CEO, Assistant Secretary  
James Rude, CFO & Assistant Treasurer

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.

BUSINESS EXPERIENCE

Masonicare at Ashlar Village, Inc., is a wholly owned affiliate of Masonicare, a 501(c)(3) corporation. In 2009, Masonicare observed its 110<sup>th</sup> 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 Associate Executive Director who is supervised by, and reports, to the President and Chief Executive Officer for 489 units: 40 villas, 72 cottages, 245 apartments, 91 general assisted living apartments and 41 dementia assisted living apartments.

Masonicare operates campuses in the towns of Wallingford, Mystic and Chester, CT. 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.

#### 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 489 total units at Masonicare at Ashlar Village consisting of 245 one, two, and three-bedroom apartments; 72 one and two-bedroom cottages; 40 two-bedroom villas, 91 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 seven 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.
7. Contracts signed effective August 9, 2019 (See attached)

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 seven 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.
7. Contracts signed effective August 9, 2019.

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 2020 are located in Attachment A.

PROFORMA INCOME STATEMENT 2021-2026

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. The August 9, 2019 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.

## 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>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
5.6%	9.1%	9.3%	9.7%	9.9%	10.1%

### Average Age of Residents

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

<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
85.9	86.1	86.3	86.5	86.6

### 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:

<u>Year</u>	<b>Skilled Nursing Facility</b>				<u>Days per 100 Residents</u>
	<u>Utilization Rate</u>		<u>Admission Rate</u>		
	<u>Patients</u>	<u>%</u>	<u>Patients</u>	<u>%</u>	
2020	20.5	4.4%	8.0	1.9%	1,611
2021	34.9	7.3%	28.5	6.4%	2,656
2022	37.6	7.6%	29.3	6.5%	2,791
2023	39.9	8.0%	29.8	6.6%	2,934
2024	41.6	8.3%	30.1	6.7%	3,033
2025	43.0	8.5%	30.4	6.7%	3,109

<u>Year</u>	<b>Personal Care Facility</b>				<u>Days per 100 Residents</u>
	<u>Utilization Rate</u>		<u>Admission Rate</u>		
	<u>Patients</u>	<u>%</u>	<u>Patients</u>	<u>%</u>	
2020	12.0	2.6%	6.0	1.4%	943
2021	13.8	2.9%	10.3	2.3%	1,046
2022	16.7	3.4%	10.4	2.3%	1,239
2023	18.6	3.7%	10.4	2.3%	1,365
2024	19.8	3.9%	10.4	2.3%	1,440
2025	20.5	4.1%	10.5	2.3%	1,485

### 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>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
94%	97%	97%	97%	97%	97%

### 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>
2020	8.0	6.0
2021	28.5	10.3
2022	29.3	10.4
2023	29.8	10.4
2024	30.1	10.4
2025	30.4	10.5

### 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>
2020	7,483	4,380
2021	12,754	5,022
2022	13,713	6,089
2023	14,570	6,779
2024	15,193	7,212
2025	15,681	7,491



### 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	8	0	8
Personal Care	6	N/A	6

NOTICE TO PROSPECTIVE RESIDENTS

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

DEPARTMENT OF SOCIAL SERVICES FILING

All materials regarding Masonicare at Ashlar Village, Inc. are 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



## 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



## 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.

\_\_\_\_\_  
Resident's Name

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident's Name

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

ATTACHMENT A

CONSOLIDATED FINANCIAL AND SOURCE AND USE STATEMENTS

2021-2026

**MASONICARE AT ASHLAR VILLAGE  
CONSOLIDATED  
PROJECTED STATEMENT OF OPERATIONS  
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2021 TO 2026**

**5 Year Forecast**

	<b>FY 2021 Budget</b>	<b>FY 2022 Estimated</b>	<b>FY 2023 Estimated</b>	<b>FY 2024 Estimated</b>	<b>FY 2025 Estimated</b>	<b>FY 2026 Estimated</b>
<b>REVENUE</b>						
Room & Board	\$ 13,640,995	\$ 14,050,225	\$ 14,471,732	\$ 14,905,884	\$ 15,353,060	\$ 15,813,652
Earned Entry Fee	5,600,000	4,500,000	4,300,000	4,100,000	4,000,000	4,000,000
Other Operating	12,264,330	12,623,949	13,002,667	13,392,747	13,794,530	14,208,366
<b>TOTAL REVENUE</b>	<b>31,505,325</b>	<b>31,174,174</b>	<b>31,774,399</b>	<b>32,398,631</b>	<b>33,147,590</b>	<b>34,022,017</b>
<b>EXPENSES</b>						
Salaries & Wages	6,091,001	6,151,911	6,213,430	6,275,564	6,338,320	6,401,703
Benefits	1,858,000	1,876,580	1,895,346	1,914,299	1,933,442	1,952,777
Professional Fees	2,258,000	2,327,998	2,397,838	2,467,375	2,538,929	2,612,558
Supplies & Other expenses	4,875,000	5,026,125	5,176,909	5,327,039	5,481,523	5,640,487
Mgmt Fee	905,000	922,957	941,011	959,057	977,533	996,452
Depreciation & Amortization	4,300,999	4,387,019	4,474,759	4,564,255	4,655,540	4,748,650
Interest	3,659,000	3,732,180	3,806,824	3,882,960	3,960,619	4,039,832
Expense Recovery	-	-	-	-	-	-
<b>Total Expenses</b>	<b>23,947,000</b>	<b>24,424,770</b>	<b>24,906,117</b>	<b>25,390,549</b>	<b>25,885,906</b>	<b>26,392,459</b>
<b>Net Income from Operations</b>	<b>7,558,325</b>	<b>6,749,404</b>	<b>6,868,282</b>	<b>7,008,082</b>	<b>7,261,683</b>	<b>7,629,558</b>
Investment Income	1,343,553	1,601,569	1,601,569	1,601,569	1,601,569	1,601,569
<b>Net income</b>	<b>\$ 8,901,878</b>	<b>\$ 8,350,973</b>	<b>\$ 8,469,851</b>	<b>\$ 8,609,651</b>	<b>\$ 8,863,252</b>	<b>\$ 9,231,127</b>

**MASONICARE AT ASHLAR VILLAGE  
CCRC  
PROJECTED STATEMENT OF OPERATIONS  
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2021 TO 2026**

	<b>FY 2021 Budget</b>	<b>FY 2022 Estimated</b>	<b>FY 2023 Estimated</b>	<b>FY 2024 Estimated</b>	<b>FY 2025 Estimated</b>	<b>FY 2026 Estimated</b>
<b>REVENUE</b>						
Room & Board (1)	\$ 13,640,995	\$ 14,050,225	\$ 14,471,732	\$ 14,905,884	\$ 15,353,060	\$ 15,813,652
Earned Entry Fee	5,600,000	4,500,000	4,300,000	4,100,000	4,000,000	4,000,000
Other Operating (1)	831,110	847,732	873,164	899,359	926,340	954,130
<b>TOTAL REVENUE</b>	<b>20,072,105</b>	<b>19,397,957</b>	<b>19,644,896</b>	<b>19,905,243</b>	<b>20,279,400</b>	<b>20,767,782</b>
<b>EXPENSES</b>						
Salaries & Wages (2)	2,317,990	2,341,170	2,364,582	2,388,227	2,412,110	2,436,231
Benefits (2)	1,029,823	1,040,121	1,050,522	1,061,028	1,071,638	1,082,354
Professional Fees	1,630,201	1,680,737	1,731,159	1,781,363	1,833,022	1,886,180
Supplies & Other expenses (3)	3,746,504	3,862,646	3,978,525	4,093,902	4,212,625	4,334,792
Mgmt Fee	497,750	513,180	528,576	543,904	559,678	575,908
Depreciation & Amortization	4,300,999	4,387,019	4,474,759	4,564,255	4,655,540	4,748,650
Amortization	-	-	-	-	-	-
Interest	2,759,016	2,814,196	2,870,480	2,927,890	2,986,448	3,046,177
Expense Recovery	-	-	-	-	-	-
<b>Total Expenses</b>	<b>16,282,283</b>	<b>16,639,070</b>	<b>16,998,604</b>	<b>17,360,569</b>	<b>17,731,060</b>	<b>18,110,292</b>
<b>Net Income from Operations</b>	<b>3,789,822</b>	<b>\$ 2,758,888</b>	<b>2,646,292</b>	<b>2,544,674</b>	<b>2,548,340</b>	<b>2,657,490</b>
Investment Income	1,343,553	1,601,569	1,601,569	1,601,569	1,601,569	1,601,569
<b>Net income</b>	<b>\$ 5,133,375</b>	<b>\$ 4,360,457</b>	<b>\$ 4,247,861</b>	<b>\$ 4,146,243</b>	<b>\$ 4,149,909</b>	<b>\$ 4,259,059</b>

**Notes & Assumptions:**

- (1) Revenues are anticipated to increase by 3% in future years.
- (2) Salaries are inflated at a rate of 1% per year, with employee benefits being 29% of salaries and wages.
- (3) Other operating expenses were inflated by 3.1, 3.0, 2.9, 2.9, 2.9%.

**MASONICARE AT ASHLAR VILLAGE  
ASSISTED LIVING  
PROJECTED STATEMENT OF OPERATIONS  
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2021 TO 2026**

	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>
	<u>Budget</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>
<b>REVENUE</b>						
Room & Board (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earned Entry Fee	-	-	-	-	-	-
Other Operating (1)	11,433,220	11,776,217	12,129,503	12,493,388	12,868,190	13,254,236
<b>TOTAL REVENUE</b>	<u>11,433,220</u>	<u>11,776,217</u>	<u>12,129,503</u>	<u>12,493,388</u>	<u>12,868,190</u>	<u>13,254,236</u>
<b>EXPENSES</b>						
Salaries & Wages (2)	3,773,011	3,810,741	3,848,849	3,887,337	3,926,210	3,965,472
Benefits (3)	828,177	836,459	844,823	853,272	861,804	870,422
Professional Fees	627,799	647,261	666,679	686,012	705,907	726,378
Supplies & Other expenses (3)	1,128,496	1,163,479	1,198,384	1,233,137	1,268,898	1,305,696
Mgmt Fee	407,250	419,875	432,471	445,013	457,918	471,198
Depreciation & Amortization	-	-	-	-	-	-
Amortization	-	-	-	-	-	-
Interest	899,984	917,984	936,343	955,070	974,172	993,655
Expense Recovery	-	-	-	-	-	-
Total Expenses	<u>7,664,717</u>	<u>7,795,798</u>	<u>7,927,549</u>	<u>8,059,841</u>	<u>8,194,909</u>	<u>8,332,821</u>
<b>Net Income from Operations</b>	3,768,503	3,980,418	4,201,955	4,433,548	4,673,281	4,921,414
Investment Income						
<b>Net income</b>	<u>\$ 3,768,503</u>	<u>\$ 3,980,418</u>	<u>\$ 4,201,955</u>	<u>\$ 4,433,548</u>	<u>\$ 4,673,281</u>	<u>\$ 4,921,414</u>



MASONICARE  
 PROJECTED CONSOLIDATED BALANCE SHEETS  
 FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2020 TO 2025

	As of September 30, 2020	Estimated As of September 30, 2021	Estimated As of September 30, 2022	Estimated As of September 30, 2023	Estimated As of September 30, 2024	Estimated As of September 30, 2025
<b>Current Assets:</b>						
Cash	\$ 7,068,000	\$ 4,158,000	\$ 4,158,000	\$ 4,158,000	\$ 4,158,000	\$ 4,158,000
Restricted Cash	6,523,000	6,504,000	6,504,000	6,504,000	6,504,000	6,504,000
Patient receivables, net	18,433,000	20,971,721	21,411,742	22,454,349	23,180,107	23,742,785
Other receivables	859,000	1,028,000	1,028,000	1,028,000	1,028,000	1,028,000
Inventories	144,000	257,000	257,000	257,000	257,000	257,000
Prepaid expenses and other current assets	1,960,000	1,970,000	1,970,000	1,970,000	1,970,000	1,970,000
Assets whose use is limited or restricted-required for current liabilities	3,508,000	3,545,000	3,545,000	3,545,000	3,545,000	3,545,000
<b>Total current assets</b>	<b>38,495,000</b>	<b>38,433,721</b>	<b>38,873,742</b>	<b>39,916,349</b>	<b>40,642,107</b>	<b>41,204,785</b>
<b>Assets whose use is limited or restricted</b>						
By board for capital purposes	89,151,000	85,086,667	86,891,907	91,507,347	97,490,159	103,924,398
COVID-19 funding	11,534,000	-	-	-	-	-
Under patient asset management and trust agreements	274,000	172,000	172,000	172,000	172,000	172,000
Under indenture agreement-held by trustee	1,865,000	1,950,000	1,950,000	1,950,000	1,950,000	1,950,000
Under trust for estimated self insurance liability	17,813,000	18,576,000	18,576,000	18,576,000	18,576,000	18,576,000
By donors for restricted purposes	48,314,000	47,282,000	47,504,000	47,726,000	47,948,000	48,170,000
Less: current portion	(3,508,000)	(3,545,000)	(3,545,000)	(3,545,000)	(3,545,000)	(3,545,000)
<b>Total assets whose use is limited or restricted</b>	<b>165,443,000</b>	<b>149,521,667</b>	<b>151,548,907</b>	<b>156,386,347</b>	<b>162,591,159</b>	<b>169,247,398</b>
<b>Property and equipment, net</b>	<b>181,284,000</b>	<b>185,108,000</b>	<b>179,258,316</b>	<b>173,138,211</b>	<b>166,736,466</b>	<b>160,035,229</b>
<b>Interest rate swap asset, net of current portion</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Recoveries of estimated insurance liabilities</b>	<b>906,000</b>	<b>813,000</b>	<b>813,000</b>	<b>813,000</b>	<b>813,000</b>	<b>813,000</b>
<b>Total assets</b>	<b>\$ 386,128,000</b>	<b>\$ 373,876,388</b>	<b>\$ 370,493,965</b>	<b>\$ 370,253,907</b>	<b>\$ 370,782,732</b>	<b>\$ 371,300,412</b>

**MASONICARE  
PROJECTED CONSOLIDATED BALANCE SHEETS  
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2020 TO 2025**

	As of September 30, 2020	Estimated As of September 30, 2021	Estimated As of September 30, 2022	Estimated As of September 30, 2023	Estimated As of September 30, 2024	Estimated As of September 30, 2025
<b>Current Liabilities:</b>						
Current maturities of long-term debt	\$ 3,424,000	\$ 3,560,000	\$ 3,736,000	\$ 3,926,000	\$ 4,095,000	\$ 4,311,000
Accounts payable and accrued expenses	12,921,000	14,053,443	14,341,911	15,104,540	15,609,792	16,040,262
Accrued salaries and related expenses	7,881,000	6,299,945	6,220,582	6,396,190	6,547,140	6,691,892
Accrued pension and post retirement benefits, current portion	276,000	609,000	609,000	609,000	609,000	609,000
Estimated self-insurance liabilities, current portion	1,263,000	382,000	382,000	382,000	382,000	382,000
Estimated settlements due to third party payers	1,065,000	1,251,000	1,251,000	1,251,000	1,251,000	1,251,000
COVID-19 deferred revenues	4,206,000	-	-	-	-	-
Annuities payable, current portion	228,000	265,000	265,000	265,000	265,000	265,000
Refundable entry fees, current portion	1,690,000	1,692,000	1,692,000	1,692,000	1,692,000	1,692,000
Deferred patient service and other revenues	287,000	3,312,000	3,312,000	3,312,000	3,312,000	3,312,000
Deposits	2,311,000	2,233,000	2,233,000	2,233,000	2,233,000	2,233,000
Interest rate swap asset, current portion	16,000	60,000	60,000	60,000	60,000	60,000
Long-term debt classified as payable in one year	35,991,000	-	-	-	-	-
Other current liabilities	1,361,000	928,000	928,000	928,000	928,000	928,000
<b>Total current liabilities</b>	<b>72,920,000</b>	<b>34,645,388</b>	<b>35,030,493</b>	<b>36,158,730</b>	<b>36,983,932</b>	<b>37,775,154</b>
<b>Long-term Liabilities:</b>						
Accrued pension and post retirement benefits, net of current portion	16,234,000	15,694,000	15,694,000	15,694,000	15,694,000	15,694,000
Annuities payable, net of current portion	1,094,000	1,283,000	1,283,000	1,283,000	1,283,000	1,283,000
Deferred Entry fee revenue & Refundable entry fees, net of current portion	52,808,000	50,794,000	50,794,000	50,794,000	50,794,000	50,794,000
Amounts due under patient asset management agreements	235,000	133,000	133,000	133,000	133,000	133,000
Estimated self-insurance liabilities	8,525,000	9,470,000	9,470,000	9,470,000	9,470,000	9,470,000
Long-term debt, net of current maturities	116,205,000	152,142,000	148,416,000	144,500,000	140,418,000	136,120,000
Under trust for interest rate swap obligation	418,000	216,000	216,000	216,000	216,000	216,000
COVID-19 deferred revenue, net of current portion	4,594,000	-	-	-	-	-
Other Long Term Liabilities	1,786,000	1,951,000	1,951,000	1,951,000	1,951,000	1,951,000
<b>Total liabilities</b>	<b>201,899,000</b>	<b>266,328,388</b>	<b>262,987,493</b>	<b>260,199,730</b>	<b>256,942,932</b>	<b>253,436,154</b>
<b>Net assets:</b>						
Unrestricted	26,425,000	23,274,000	23,010,472	25,336,176	28,899,801	32,702,258
Restricted	84,884,000	84,274,000	84,496,000	84,718,000	84,940,000	85,162,000
<b>Total net assets</b>	<b>111,309,000</b>	<b>107,548,000</b>	<b>107,506,472</b>	<b>110,054,176</b>	<b>113,839,801</b>	<b>117,864,258</b>
<b>Total liabilities and net assets</b>	<b>\$ 386,128,000</b>	<b>\$ 373,876,388</b>	<b>\$ 370,493,965</b>	<b>\$ 370,253,906</b>	<b>\$ 370,782,733</b>	<b>\$ 371,300,412</b>

**MASONICARE  
PROJECTED CONSOLIDATED STATEMENT OF OPERATIONS  
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2020 TO 2025**

	Budget 2021	Estimated 2022	Estimated 2023	Estimated 2024	Estimated 2025
<b>REVENUE</b>					
Net Patient Revenue	\$ 111,743,000	\$ 114,648,318	\$ 117,629,174	\$ 120,687,533	\$ 123,825,409
Resident Fees	42,742,000	38,719,865	40,274,344	41,848,859	43,324,077
Earned Entry Fee (Amortized)	6,295,000	5,195,000	4,995,000	4,795,000	4,695,000
Other Operating Revenue	4,431,000	4,519,620	4,610,012	4,702,213	4,796,257
Provision for Bad Debt	(1,396,000)	(1,177,848)	(1,207,294)	(1,236,269)	(1,264,703)
<b>TOTAL REVENUE (1)</b>	<b>163,815,000</b>	<b>161,904,955</b>	<b>166,301,237</b>	<b>170,797,335</b>	<b>175,376,040</b>
<b>EXPENSES</b>					
Salaries & Wages (2)	76,006,000	77,526,120	79,076,642	80,658,175	82,271,339
Benefits (2)	23,436,000	23,257,836	23,722,993	24,197,453	24,681,402
Supplies & Other expenses (3)	27,462,000	28,340,784	29,219,348	30,095,929	30,968,711
Professional Fees (3)	18,698,000	13,357,036	13,344,093	13,331,150	13,318,207
Depreciation (4)	12,870,000	13,384,800	13,920,192	14,477,000	15,056,080
Interest (4)	7,896,000	7,741,176	7,589,389	7,440,577	7,294,683
<b>TOTAL EXPENSES</b>	<b>166,368,000</b>	<b>163,607,752</b>	<b>166,872,657</b>	<b>170,200,283</b>	<b>173,590,421</b>
<b>NET INCOME FROM OPERATIONS</b>	<b>(2,553,000)</b>	<b>(1,702,797)</b>	<b>(571,420)</b>	<b>597,052</b>	<b>1,785,619</b>
Investment Income (5)	2,427,000	4,458,000	4,458,000	4,458,000	4,458,000
Contributions (5)	2,205,000	1,520,000	1,520,000	1,520,000	1,520,000
<b>NET INCOME (LOSS)</b>	<b>\$ 2,079,000</b>	<b>\$ 4,275,203</b>	<b>\$ 5,406,580</b>	<b>\$ 6,575,052</b>	<b>\$ 7,763,619</b>

**NOTES AND ASSUMPTIONS:**

- (1) Recurring Revenues are anticipated to increase by 2.6%, 2.5%, 2.4% and 2.3% in future years.
- (2) Recurring Salaries are inflated at a rate of 2% per year, with recurring employee benefits remaining ~30% of salaries and wages.
- (3) Recurring Other operating expenses were inflated by 3.2%, 3.1%, 3.0% and 2.9% in future years.
- (4) Recurring capital costs are anticipated to increase of 4% per year for depreciation and decrease 2% per year for interest.
- (5) Assumed constant with FY2020

ATTACHMENT B

CURRENT AND HISTORICAL LISTING OF ENTRY AND  
MONTHLY FEES

2016-2020



**RESIDENCES**

**Apartment Homes <sup>1</sup>**

**Bridgehouse, Knoll, Meadow Wood**

- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 2 Bedroom/1 bath
- 2 Bedroom/1.5 bath
- 2 Bedroom/2 bath

**Cottage Homes <sup>2</sup>**

- 1 Bedroom Birch/1 bath
- 2 Bedroom Pine/1 bath
- 2 Bedroom Contemporary/1.5 bath
- 2 Bedroom Traditional III/1.5 bath
- 2 Bedroom Traditional Plus/1.5 bath
- 2 Bedroom Oak/2 bath
- 2 Bedroom Willow/2 bath

**Apartment Homes, Notch Hill <sup>3</sup>**

- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 3 Bedroom/2 bath

**Villa Homes <sup>4</sup>**

- Apple
- Apple with walk-out
- Peach
- Peach with walk-out
- Pear
- Pear with walk-out
- Cherry
- Cherry with walk-out

**PRICING\***

	Entry Fee 1 Person	Entry Fee 2 People	Monthly Fee 1 Person	Monthly Fee 2 People	Square Footage
	\$118,500	\$138,500	\$2,562	\$3,086	665
	\$129,000	\$149,000	\$2,748	\$3,278	739
	\$170,000	\$190,000	\$2,900	\$3,426	948
	\$170,000	\$190,000	\$2,929	\$3,454	930
	\$196,500	\$216,500	\$3,307	\$3,836	967
	\$270,000	\$290,000	\$3,600	\$4,125	1317
<i>1. Utilities included: Water, sewage, rubbish removal, basic cable</i>					
	\$150,000	\$170,000	\$1,980	\$2,242	924
	\$196,000	\$216,000	\$2,437	\$2,698	1073
	\$226,000	\$246,000	\$3,032	\$3,296	1228
	\$227,000	\$247,000	\$3,032	\$3,296	1251
	\$233,000	\$253,000	\$3,032	\$3,296	1410
	\$232,000	\$252,000	\$3,060	\$3,319	1198
	\$235,000	\$255,000	\$3,093	\$3,357	1243
<i>2. Utilities included: Water, sewage, rubbish removal, basic cable</i>					
	\$250,000	\$270,000	\$3,852	\$4,401	1130
	\$255,000	\$275,000	\$3,852	\$4,401	1148
	\$265,000	\$285,000	\$3,852	\$4,401	1193
	\$310,000	\$330,000	\$4,010	\$4,561	1486
	\$315,000	\$335,000	\$4,010	\$4,561	1496
	\$315,000	\$335,000	\$4,010	\$4,561	1504
	\$325,000	\$345,000	\$4,165	\$4,717	1542
<i>3. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable</i>					
	\$335,000	\$355,000	\$3,654	\$3,969	1656
	\$350,000	\$370,000	\$3,654	\$3,969	2650
	\$345,000	\$365,000	\$3,732	\$4,048	1712
	\$360,000	\$380,000	\$3,732	\$4,048	2761
	\$375,000	\$395,000	\$4,010	\$4,322	1817
	\$390,000	\$410,000	\$4,010	\$4,322	2747
	\$385,000	\$405,000	\$4,087	\$4,401	1872
	\$400,000	\$420,000	\$4,087	\$4,401	2858
<i>4. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable</i>					

\* Pricing for Villas w/finished lower walk-outs will be higher

8 year declining refund plan



**RESIDENCES**

**Apartment Homes <sup>1</sup>**  
**Bridgehouse, Knoll, Meadow Wood**

- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 2 Bedroom/1 bath
- 2 Bedroom/1 bath
- 2 Bedroom/1.5 bath
- 2 Bedroom/2 bath

**Cottage Homes <sup>2</sup>**

- 1 Bedroom Birch/1 bath
- 2 Bedroom Pine/1 bath
- 2 Bedroom Contemporary/1.5 bath
- 2 Bedroom Traditional/1.5 bath
- 2 Bedroom Traditional Plus/1.5 bath
- 2 Bedroom Oak/2 bath
- 2 Bedroom Willow/2 bath

**Apartment Homes, Notch Hill <sup>3</sup>**

- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 3 Bedroom/2 bath

**Villa Homes <sup>4</sup>**

- Apple
- Apple with walk-out
- Peach
- Peach with walk-out
- Pear
- Pear with walk-out
- Cherry
- Cherry with walk-out

\* Pricing for Villas w/finished lower walk-outs will be higher

**75% Refundable Entry Fee**

**PRICING\***

	Entry Fee 1 Person	Entry Fee 2 People	Monthly Fee 1 Person	Monthly Fee 2 People	Square Footage
	\$189,600	\$221,600	\$2,562	\$3,086	665
	\$206,400	\$238,400	\$2,748	\$3,278	739
	\$272,000	\$304,000	\$2,900	\$3,425	948
	\$272,000	\$304,000	\$2,929	\$3,454	930
	\$304,000	\$336,000	\$2,929	\$3,454	930
	\$314,400	\$346,400	\$3,307	\$3,836	967
	\$432,000	\$464,400	\$3,600	\$4,125	1317
1. Utilities included: Water, sewage, rubbish removal, basic cable					
	\$240,000	\$272,000	\$1,980	\$2,242	924
	\$313,600	\$345,600	\$2,437	\$2,698	1073
	\$361,600	\$393,600	\$3,032	\$3,296	1228
	\$363,200	\$395,200	\$3,032	\$3,296	1251
	\$372,800	\$404,800	\$3,032	\$3,296	1410
	\$371,200	\$403,200	\$3,060	\$3,319	1198
	\$376,000	\$408,000	\$3,093	\$3,357	1243
2. Utilities included: Water, sewage, rubbish removal, basic cable					
	\$400,000	\$432,000	\$3,852	\$4,401	1130
	\$408,000	\$440,000	\$3,852	\$4,401	1148
	\$424,000	\$456,000	\$3,852	\$4,401	1193
	\$496,000	\$528,000	\$4,010	\$4,561	1486
	\$504,000	\$536,000	\$4,010	\$4,561	1496
	\$504,000	\$536,000	\$4,010	\$4,561	1504
	\$520,000	\$552,000	\$4,165	\$4,717	1542
3. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable					
	\$536,000	\$568,000	\$3,654	\$3,969	1656
	\$560,000	\$592,000	\$3,654	\$3,969	2650
	\$552,000	\$584,000	\$3,732	\$4,048	1712
	\$576,000	\$608,000	\$3,732	\$4,048	2761
	\$600,000	\$632,000	\$4,010	\$4,322	1817
	\$624,000	\$656,000	\$4,010	\$4,322	2747
	\$616,000	\$648,000	\$4,087	\$4,401	1872
	\$640,000	\$672,000	\$4,087	\$4,401	2858
4. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable					

\* Guaranteed 75% refundable entry fee plan

74 Cheshire Road, Wallingford, CT 06492 • 203-679-6425

Effective 10-1-19



## RESIDENCES

### Apartment Homes <sup>1.</sup> Bridgewise, Knoll, Meadow Wood

- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 2 Bedroom/1 bath
- 2 Bedroom/1.5 bath
- 2 Bedroom/2 bath

### Cottage Homes <sup>2.</sup>

- 1 Bedroom Birch/1 bath
- 2 Bedroom Pine/1 bath
- 2 Bedroom Contemporary/1.5 bath
- 2 Bedroom Traditional III/1.5 bath
- 2 Bedroom Traditional Plus/1.5 bath
- 2 Bedroom Oak/2 bath
- 2 Bedroom Willow/2 bath

### Apartment Homes, Notch Hill <sup>3.</sup>

- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 3 Bedroom/2 bath

### Villa Homes <sup>\*4.</sup>

- Apple
- Apple with walk-out
- Peach
- Peach with walk-out
- Pear
- Pear with walk-out
- Cherry
- Cherry with walk-out

# 75% Entry Fee

## PRICING\*

	Entry Fee 1 Person	Entry Fee 2 People	Monthly Fee 1 Person	Monthly Fee 2 People	Monthly Fee 2 People	Square Footage
	\$88,875	\$103,875	\$2,956	\$3,547	\$3,547	665
	\$96,750	\$111,750	\$3,179	\$3,775	\$3,775	739
	\$127,500	\$142,500	\$3,449	\$4,039	\$4,039	948
	\$127,500	\$142,500	\$3,495	\$4,087	\$4,087	930
	\$147,375	\$162,375	\$3,961	\$4,557	\$4,557	967
	\$202,500	\$226,500	\$4,472	\$5,062	\$5,062	1317
1. Utilities included: Water, sewage, rubbish removal, basic cable						
	\$112,500	\$127,500	\$2,478	\$2,807	\$2,807	924
	\$147,000	\$162,000	\$3,089	\$3,417	\$3,417	1073
	\$169,500	\$184,500	\$3,784	\$4,115	\$4,115	1228
	\$170,250	\$185,250	\$3,787	\$4,118	\$4,118	1251
	\$174,750	\$189,750	\$3,787	\$4,118	\$4,118	1410
	\$174,000	\$189,000	\$3,832	\$4,157	\$4,157	1198
	\$176,250	\$191,250	\$3,874	\$4,205	\$4,205	1243
2. Utilities included: Water, sewage, rubbish removal, basic cable						
	\$187,500	\$202,500	\$4,683	\$5,301	\$5,301	1130
	\$191,250	\$206,250	\$4,683	\$5,301	\$5,301	1148
	\$198,750	\$213,750	\$4,683	\$5,301	\$5,301	1193
	\$232,500	\$247,500	\$5,041	\$5,659	\$5,659	1486
	\$236,250	\$251,250	\$5,041	\$5,659	\$5,659	1496
	\$236,250	\$251,250	\$5,041	\$5,659	\$5,659	1504
	\$243,750	\$258,750	\$5,246	\$5,864	\$5,864	1542
3. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable						
	\$251,250	\$266,250	\$4,768	\$5,150	\$5,150	1656
	\$262,500	\$277,500	\$4,768	\$5,150	\$5,150	2650
	\$258,750	\$273,750	\$4,881	\$5,263	\$5,263	1712
	\$270,000	\$285,000	\$4,881	\$5,263	\$5,263	2761
	\$281,250	\$296,250	\$5,257	\$5,636	\$5,636	1817
	\$292,500	\$307,500	\$5,257	\$5,636	\$5,636	2747
	\$288,750	\$303,750	\$5,367	\$5,747	\$5,747	1872
	\$300,000	\$315,000	\$5,367	\$5,747	\$5,747	2858
4. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable						

\* Pricing for Villas w/finished lower walk-outs will be higher

8 year declining refund plan

74 Chesire Road, Wallingford, CT 06492 • 203-679-6425

Effective through 9/30/2020





## 50% Entry Fee

### RESIDENCES

#### Apartment Homes <sup>1.</sup> Bridgewise, Knoll, Meadow Wood

- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 2 Bedroom/1 bath
- 2 Bedroom/1.5 bath
- 2 Bedroom/2 bath

#### Cottage Homes <sup>2.</sup>

- 1 Bedroom Birch/1 bath
- 2 Bedroom Pine/1 bath
- 2 Bedroom Contemporary/1.5 bath
- 2 Bedroom Traditional III/1.5 bath
- 2 Bedroom Traditional Plus/1.5 bath
- 2 Bedroom Oak/2 bath
- 2 Bedroom Willow/2 bath

#### Apartment Homes, Notch Hill <sup>3.</sup>

- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 3 Bedroom/2 bath

#### Villa Homes <sup>\* 4.</sup>

- Apple
- Apple with walk-out
- Peach
- Peach with walk-out
- Pear
- Pear with walk-out
- Cherry
- Cherry with walk-out

### PRICING\*

	Entry Fee 1 Person	Entry Fee 2 People	Monthly Fee 1 Person	Monthly Fee 2 People	Square Footage
	\$59,250	\$69,250	\$3,350	\$4,007	665
	\$64,500	\$74,500	\$3,607	\$4,269	739
	\$85,000	\$95,000	\$3,998	\$4,652	948
	\$85,000	\$95,000	\$4,060	\$4,718	930
	\$98,250	\$108,250	\$4,614	\$5,276	967
	\$135,000	\$145,000	\$5,344	\$5,998	1317
<i>1. Utilities included: Water, sewage, rubbish removal, basic cable</i>					
	\$75,000	\$85,000	\$2,978	\$3,372	924
	\$98,000	\$108,000	\$3,741	\$4,134	1073
	\$113,000	\$123,000	\$4,536	\$4,933	1228
	\$116,500	\$123,500	\$4,542	\$4,939	1251
	\$116,500	\$126,500	\$4,542	\$4,939	1410
	\$117,500	\$126,000	\$4,603	\$4,994	1198
	\$117,500	\$127,500	\$4,656	\$5,053	1243
<i>2. Utilities included: Water, sewage, rubbish removal, basic cable</i>					
	\$125,000	\$135,000	\$5,516	\$6,200	1130
	\$127,500	\$137,500	\$5,516	\$6,200	1148
	\$132,500	\$142,500	\$5,516	\$6,200	1193
	\$155,000	\$165,000	\$6,072	\$6,756	1486
	\$157,500	\$167,500	\$6,072	\$6,756	1496
	\$157,500	\$167,500	\$6,072	\$6,756	1504
	\$162,500	\$172,500	\$6,327	\$7,011	1542
<i>3. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable</i>					
	\$167,500	\$177,500	\$5,882	\$6,330	1656
	\$175,000	\$185,000	\$5,882	\$6,330	2650
	\$172,500	\$182,500	\$6,029	\$6,477	1712
	\$180,000	\$190,000	\$6,029	\$6,477	2761
	\$187,500	\$197,500	\$6,504	\$6,949	1817
	\$195,000	\$205,000	\$6,504	\$6,949	2747
	\$192,500	\$202,500	\$6,648	\$7,094	1872
	\$200,000	\$210,000	\$6,648	\$7,094	2858
<i>4. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable</i>					

\* Pricing for Villas w/finished lower walk-outs will be higher

8 year declining refund plan







## 25% Entry Fee

### PRICING\*

### RESIDENCES

#### Apartment Homes <sup>1</sup>, Briarhouse, Knoll, Meadow Wood

- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 1 Bedroom/1 bath
- 2 Bedroom/1 bath
- 2 Bedroom/1.5 bath
- 2 Bedroom/2 bath

#### Cottage Homes <sup>2</sup>

- 1 Bedroom Birch/1 bath
- 2 Bedroom Pine/1 bath
- 2 Bedroom Contemporary/1.5 bath
- 2 Bedroom Traditional III/1.5 bath
- 2 Bedroom Traditional Plus/1.5 bath
- 2 Bedroom Oak/2 bath
- 2 Bedroom Willow/2 bath

#### Apartment Homes, Notch Hill <sup>3</sup>

- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 2 Bedroom w/Den/2 bath
- 3 Bedroom/2 bath

#### Villa Homes <sup>4</sup>

- Apple
- Apple with walk-out
- Peach
- Peach with walk-out
- Pear
- Pear with walk-out
- Cherry
- Cherry with walk-out

	Entry Fee 1 Person	Entry Fee 2 People	Monthly Fee 1 Person	Monthly Fee 2 People	Square Footage
	\$29,625	\$34,625	\$3,744	\$4,468	665
	\$32,250	\$37,250	\$4,036	\$4,766	739
	\$42,500	\$47,500	\$4,547	\$5,266	948
	\$42,500	\$47,500	\$4,626	\$5,351	930
	\$49,125	\$54,125	\$5,268	\$5,997	967
	\$67,500	\$72,500	\$6,216	\$6,935	1317
<i>1. Utilities included: Water, sewage, rubbish removal, basic cable</i>					
	\$37,500	\$42,500	\$3,476	\$3,938	924
	\$49,000	\$54,000	\$4,393	\$4,853	1073
	\$56,500	\$61,500	\$5,287	\$5,750	1228
	\$56,750	\$61,750	\$5,297	\$5,761	1251
	\$58,250	\$63,250	\$5,297	\$5,761	1410
	\$58,000	\$63,000	\$5,376	\$5,834	1198
	\$58,750	\$63,750	\$5,437	\$5,902	1243
<i>2. Utilities included: Water, sewage, rubbish removal, basic cable</i>					
	\$62,500	\$67,500	\$6,347	\$7,098	1130
	\$63,750	\$68,750	\$6,347	\$7,098	1148
	\$66,250	\$71,250	\$6,347	\$7,098	1193
	\$77,500	\$82,500	\$7,103	\$7,854	1486
	\$78,750	\$83,750	\$7,103	\$7,854	1496
	\$78,750	\$83,750	\$7,103	\$7,854	1504
	\$81,250	\$86,250	\$7,408	\$8,159	1542
<i>3. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable</i>					
	\$83,750	\$88,750	\$6,996	\$7,511	1656
	\$87,500	\$92,500	\$6,996	\$7,511	2650
	\$86,250	\$91,250	\$7,176	\$7,691	1712
	\$90,000	\$95,000	\$7,176	\$7,691	2761
	\$93,750	\$98,750	\$7,752	\$8,264	1817
	\$97,500	\$102,500	\$7,752	\$8,264	2747
	\$96,250	\$101,250	\$7,929	\$8,442	1872
	\$100,000	\$105,000	\$7,929	\$8,442	2858
<i>4. Utilities included: Electric, gas, water, sewage, rubbish removal, expanded cable</i>					

\* Pricing for Villas w/finished lower walk-outs will be higher



The Ancillary Charges listed below are effective October 1, 2019 for the following Ashlar Village services:

**FOOD SERVICE**

Guest Meal	\$16.00
Holiday Guest Meals	\$19.50
Villa/Cottage Resident Meal	\$15.00
Villa/Cottage 10-20-30 Meal Plan	\$8.00 (Per Meal)

**Beverages:**

On the Rocks Drinks	\$7.00
Mixed Drink	\$5.25
Wine/Beer	\$4.25
Soda/Juice	\$1.30
Meal Delivery – Apartment	\$3.25
Meal Delivery – Villa/Cottage	\$3.25
Assistance to and from Dining Room	\$7.00

**HOUSEKEEPING**

Additional Housekeeping	\$26.00/Hr. (\$6.50/Quarter Hour)
Rollaway Bed	\$16.00/Per Night
Guest Apartment	\$86.00/Per Night

**MAINTENANCE**

Maintenance Mechanic or Painter	\$39.00/Hr. (\$9.75/Quarter Hour)
Apartment Carport Rental	\$750.00/Year (Annual Rental)
	\$74.00/Month (Seasonal Rental)
Unit Key Charge: (Cottage Storage)	\$4.00
Mail Box Key Charge	\$3.00
Key Card Charge	\$3.00
Senior TV	\$42.00/Month
Internet Access	\$24.00/Month
Cordmate	\$20.00/Month
Cordmate replacement	\$40.00

**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 Food Service Department written notice of their absence by using the meal credit form. The credit will be \$5.00 per person per day. The credit will be received on your statement the month following your absence. If you have any questions please feel free to contact Food Services at 203-679-6034.



# Masonicare at Ashlar Village

## Assisted Living - Monthly Fees & Care Plans

Masonicare at Ashlar Village's assisted living neighborhood promotes an intimate environment where we encourage and help our residents maintain independence by providing a helping hand based on their individual needs. Each apartment has a spacious living area and well-appointed kitchenette. Residents have complete access to all the amenities and activities our community has to offer.

APARTMENT STYLE	SQ. FT.	BASE RENT*	W/LEVEL 1 CARE*
Studio	295	\$3,449	\$4,375
Typical Studio	318-325	\$4,393	\$5,319
Deluxe Studio	380	\$4,593	\$5,519
One Bedroom	460-596	\$5,486	\$6,412
One Bedroom Deluxe	627-650	\$6,175	\$7,101
Two Bedroom	660	\$7,424	\$8,350
Two Bedroom Deluxe		\$7,519	\$8,445
<b>Second Person Fee</b>		\$ 999	\$1,925

### LEVELS OF CARE

Basic Level 1	\$ 926**	Up to 15 hrs/month
Standard Level 2	\$1,852	16 to 30 hrs/month
Advantage Level 3	\$2,778	31 to 45 hrs/month
Comprehensive Level 4	\$3,704	46 to 60 hrs/month
Advanced Level 5	\$4,630	61 to 75 hrs/month

**Specific need assistance:** For residents who benefit from assistance with a specific need rather than a comprehensive Level of Care, please see a la carte services menu.

**Couples:** Second person monthly fee \$999 and \$926 for each level of care the second person receives.

**Example:** A one bedroom with first person receiving Level 2 care and second person receiving Level 1 care: \$7,338 + 999 + 926 = \$9,263

### SERVICES INCLUDED IN BASE FEE:

- 3 nutritionally balanced meals daily
- 24/7 Security
- 24-hour emergency response system
- Housekeeping weekly
- Maintenance inside & out
- Utilities (excluding phone, cable & internet)
- Transportation to: programs, scheduled local shopping, doctors' appointments, local places of worship
- Daily exercise programs
- Priority access to skilled nursing
- Caregiver support groups

### LEVELS OF CARE MAY INCLUDE:

- Bathing & dressing/Escorting & cueing
- Grooming & hygiene
- Medication management
- Personal laundry
- Safety checks
- Toileting assistance

### AMENITIES ON CAMPUS:

- Social, recreational & therapeutic activities
- Art studio
- Convenience store/gift shop
- Fitness & wellness programs
- Game/billiard room
- Hair salon/barber shop
- Smoke detectors & sprinkler system throughout
- State-of-the-art emergency response system
- Library





# Assisted Living - A La Carte Services

	Frequency	Fee
Medication Management – Tier 1	Weekly	\$258 per/mo.
Nurse pre-pour medications and/or validate pharmacy medications weekly. Manages refills, orders, pharmacy and physician communication.		
Medication Management – Tier 2	Weekly	\$464 per/mo.
Nurse pre-pour medications and/or validate pharmacy medications weekly. Manages refills, orders, pharmacy and physician communication. Medication reminders 1-2 per day.		
Medication Management – Tier 3*	Weekly	\$670 per/mo.
Nurse pre-pour medications and/or validate pharmacy medications weekly. Manages refills, orders, pharmacy and physician communication. Medication reminders 1-4 per day. Includes cue for as needed medications (PRN's). *For residents with excessive medications or who have difficulty with compliance. Level of Care services may be most appropriate.		
Bathing	1-2 per/wk	\$206-\$412 per/mo.
Shower or other bathing based on nursing assessment. If bathing requires more than 30 minutes, Level of Care services would be needed.		
Safety Checks	Daily	\$206-\$309 per/mo.
2-3 scheduled safety checks each day in addition to standard meal time checks.		
Laundry	As needed	\$26 per/load
Includes separating clothes and emptying pockets, wash, dry, fold and put away clean laundry. Resident provides detergent and other supplies.		
Administrative*	Monthly	\$78
*Applies to all A La Carte services		
For residents utilizing ALSA A La Carte Services, a monthly administrative fee will be applied to cover nursing administrative functions such as assessments, regulatory documentation, and education. This allows all clients to receive interventions and assistance from the nursing team working with their physicians and other care partners and allows for additional services to be added whenever necessary.		



# Masonicare at Ashlar Village

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 utilities &amp; Senior TV. Electricity, telephone &amp; internet not included.</i>					
(Average monthly electric cost is \$90-\$120 depending on size and usage.)					
<b>Bridgehouse/Knoll Apts. (1985)</b>					
One bedroom/one bath	\$118,500	\$138,500	\$2,487	\$2,996	665
Two bedroom/one bath	\$170,000	\$190,000	\$2,844	\$3,354	930
<b>Meadow Wood Apts. (1991)</b>					
One bedroom/one bath	\$129,000	\$149,000	\$2,668	\$3,182	739
Two bedroom/1.5 bath	\$196,500	\$216,500	\$3,211	\$3,724	967
<b>Cottages (1985/1991)</b>					
<u>One bedroom/one bath</u>					
Birch	\$150,000	\$170,000	\$1,922	\$2,176	924
<u>Two bedroom/one bath</u>					
Pine	\$196,000	\$216,000	\$2,366	\$2,619	1,073
<u>Two bedroom (1.5 bath)</u>					
Contemporary	\$226,000	\$246,000	\$2,944	\$3,200	1,228
Traditional III	\$227,000	\$247,000	\$2,944	\$3,200	1,251
<u>Two bedroom (two full baths)</u>					
Oak II	\$232,000	\$252,000	\$2,971	\$3,222	1,198
Willow	\$235,000	\$255,000	\$3,002	\$3,259	1,243
<i>Monthly fee includes all utilities &amp; Expanded Senior TV. Telephone &amp; internet not included.</i>					
<b>Notch Hill Apts. (2008)</b>					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$270,000	\$3,740	\$4,272	1,130
Model - 2Bb	\$255,000	\$275,000	\$3,740	\$4,272	1,148
Model - 2Bc	\$265,000	\$285,000	\$3,740	\$4,272	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$330,000	\$3,893	\$4,428	1,486
Model - 2BDb	\$315,000	\$335,000	\$3,893	\$4,428	1,496
Model - 2BDc	\$315,000	\$335,000	\$3,893	\$4,428	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$345,000	\$4,044	\$4,579	1,542
<b>Villas (2005/2006)</b>					
<u>Two bedroom</u>					
Apple	\$335,000	\$355,000	\$3,547	\$3,853	1,656
Apple with walkout basement	\$350,000	\$370,000	\$3,547	\$3,853	1,656
Peach	\$345,000	\$365,000	\$3,624	\$3,930	1,712
Peach with walkout basement	\$360,000	\$380,000	\$3,624	\$3,930	1,712
<u>Two bedroom with den</u>					
Pear	\$375,000	\$395,000	\$3,893	\$4,196	1,817
Pear with walkout basement	\$390,000	\$410,000	\$3,893	\$4,196	1,817
Cherry	\$385,000	\$405,000	\$3,968	\$4,272	1,872
Cherry with walkout basement	\$400,000	\$420,000	\$3,968	\$4,272	1,872
*Finished basement-prices vary on model selected					
<i>Prices are subject to change.</i>					

# Masonicare at Ashlar Village

The Ancillary Charges listed below are effective October 1, 2018 for the following Ashlar Village services:

## FOOD SERVICE

Guest Meal	\$16.00
Holiday Guest Meals	\$19.50
Villa/Cottage Resident Meal	\$15.00
Villa/Cottage 10-20-30 Meal Plan	\$8.00 (Per Meal)

### Beverages:

On the Rocks Drinks	\$7.00
Mixed Drink	\$5.25
Wine/Beer	\$4.25
Soda/Juice	\$1.30
Meal Delivery – Apartment	\$6.25
Meal Delivery – Villa/Cottage	\$7.25
Assistance to and from Dining Room	\$7.00

## HOUSEKEEPING

Additional Housekeeping	\$26.00/Hr. (\$6.50/Quarter Hour)
Rollaway Bed	\$16.00/Per Night
Guest Apartment	\$86.00/Per Night

## MAINTENANCE

Maintenance Mechanic or Painter	\$39.00/Hr. (\$9.75/Quarter Hour)
Apartment Carport Rental	\$750.00/Year (Annual Rental)
	\$74.00/Month (Seasonal Rental)
Unit Key Charge: (Cottage Storage)	\$4.00
Mail Box Key Charge	\$3.00
Key Card Charge	\$3.00
Senior TV	\$42.00/Month
Internet Access	\$24.00/Month
Cordmate	\$20.00/Month

## 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 Food Service Department written notice of their absence by using the meal credit form. The credit will be \$5.00 per person per day. The credit will be received on your statement the month following your absence. If you have any questions please feel free to contact Food Services at 203-679-6034.

# Monthly Fees & Care Plans

## ASSISTED LIVING at Pond Ridge

APT. STYLE	SQ.FT.	BASE RENT	W/LEVEL I CARE*	Levels of care are determined prior to residency through a medical evaluation meeting with the assisted living nursing supervisor. Re-evaluation occurs every 120 days.
Studio	295	\$3,349	\$4,248	Basic Level 1 Up to 15 hrs/month
Typical Studio	318-325	\$4,265	\$5,164	Standard Level 2 16 to 30 hrs/month
Deluxe Studio	380	\$4,459	\$5,358	Advantage Level 3 31 to 45 hrs/month
1-Bedroom	460-596	\$5,326	\$6,225	Comprehensive Level 4 46 to 60 hrs/month
1-Bedroom Deluxe	627-650	\$5,995	\$6,894	Advanced Level 5 61 to 75 hrs/month
2-Bedroom	660	\$7,208	\$8,107	
2-Bedroom Deluxe	800	\$7,300	\$8,199	
2 <sup>ND</sup> PERSON		\$970	\$1,869	

\* Each increased level of care is an additional \$899

For residents who benefit from assistance with a specific need rather than a comprehensive Level of Care, please see **A La Carte Services** menu.

### Couples:

Second person monthly fee \$970 and \$899 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: \$7,124+\$970+\$899= \$8,993

\*Effective November 2018 and subject to change

# A La Carte Services

## ASSISTED LIVING at Pond Ridge

### Administrative Fee (applies to all A La Carte services)

For residents utilizing ALSA a la carte services, a monthly Administrative Fee will be applied to cover nursing administrative functions such as assessments, regulatory documentation, and education. This allows all clients of the ALSA to receive interventions and assistance from the nursing team in working with their physicians and other care partners and allows for additional services to be added whenever necessary. By being on services, also includes safety checks at meal times, nursing interventions, physician communications, etc.

\$75 per month

### Medication Management – Basic

Nurse pre-pour medications and/or validate pharmacy medications weekly.  
Manages refills, orders, pharmacy and physician communication.

\$250 per month

### Medication Management – General

Nurse pre-pour medications and/or validate pharmacy medications weekly/daily.  
Manages refills, orders, pharmacy and physician communication.  
Medication reminders 1-2 per day.

\$450 per month

### Medication Management – Advantage\*

Nurse pre-pour medications and/or validate pharmacy medications weekly/daily.  
Manages refills, orders, pharmacy and physician communication.  
Medication reminders 1-4 per day. Includes cue for as needed medications (PRN's).

\$650 per month

*\*For residents with excessive medications, or have difficulty with compliance, Level of Care services would be most appropriate.*

### Bathing

Shower or other bathing 1-2 times per week based on nursing assessment.  
Bathing that requires more than 30 minutes to provide would require Level of Care services.

\$200-\$400 per month

### Safety

Scheduled routine safety checks up to every two hours.

\$200-\$300 per month

### Laundry

Includes separating clothes and emptying pockets, wash, dry, fold and put away clean laundry. Resident provides detergent and other supplies.

\$25 per load



Masonicare

at Ashlar Village

Cheshire Road, Wallingford, CT • 203-679-6425 / 800-382-2244

MasonicareAssisted.org

Rev. 11/18



# Core Services & Amenities

## ASSISTED LIVING at Pond Ridge

### Health & Wellness

- ❖ 24/7 on-site licensed nursing
- ❖ 24-hour emergency safety system
- ❖ 24/7 Resident care staff and 24-hour security on campus
- ❖ Priority access to skilled nursing
- ❖ Caregiver Support Group

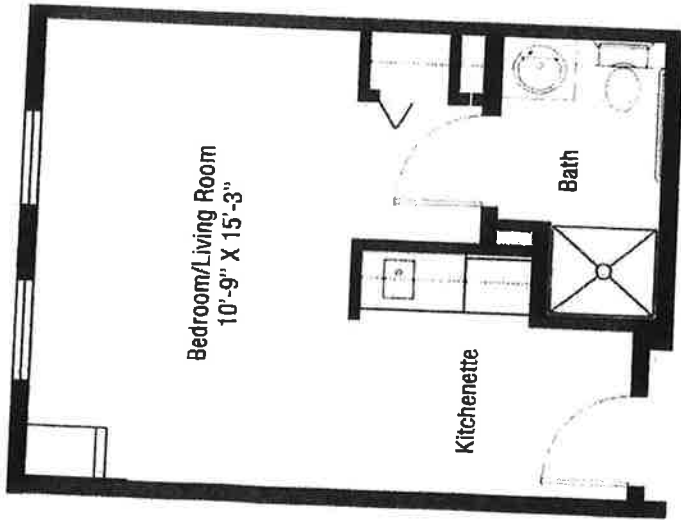
### Core Services

- ❖ Three nutritionally balanced meals each day
- ❖ Utilities (excluding phone, cable & internet)
- ❖ Weekly housekeeping, linen & towel service
- ❖ Transportation to medical appointments within a 15-mile radius
- ❖ Transportation to programs and scheduled local shopping
- ❖ Daily exercise programs
- ❖ Stimulating social, recreational and therapeutic activities and out trips

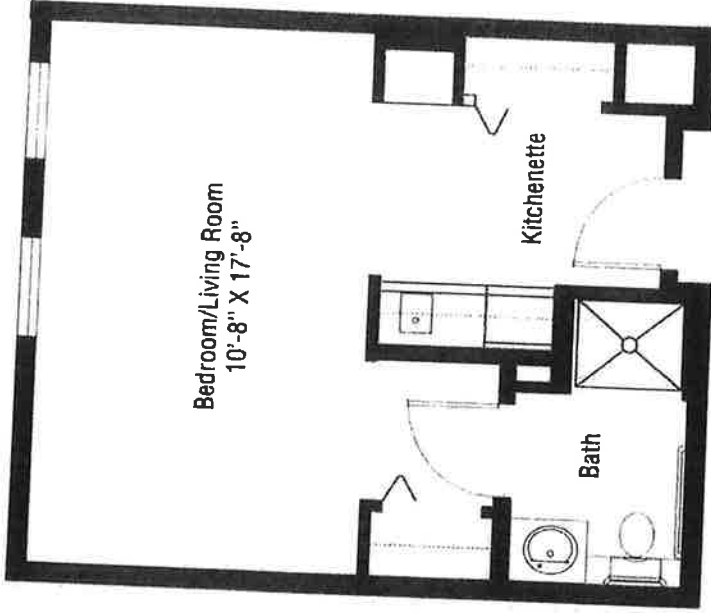
Art Gallery	Laundry Rooms
Art Studio	Library
Beauty/Barber Shop	Mail Room
Billiard Room	On-Site Parking
Convenience Store	Outdoor Patio & Terrace
Country Kitchen	Outdoor Raised Garden Plots
Exercise & Fitness	Resident Lounges
Game Room	Restaurant Style Dining
Individual Storage Space	Walking Trails

# Sample Floor Plans

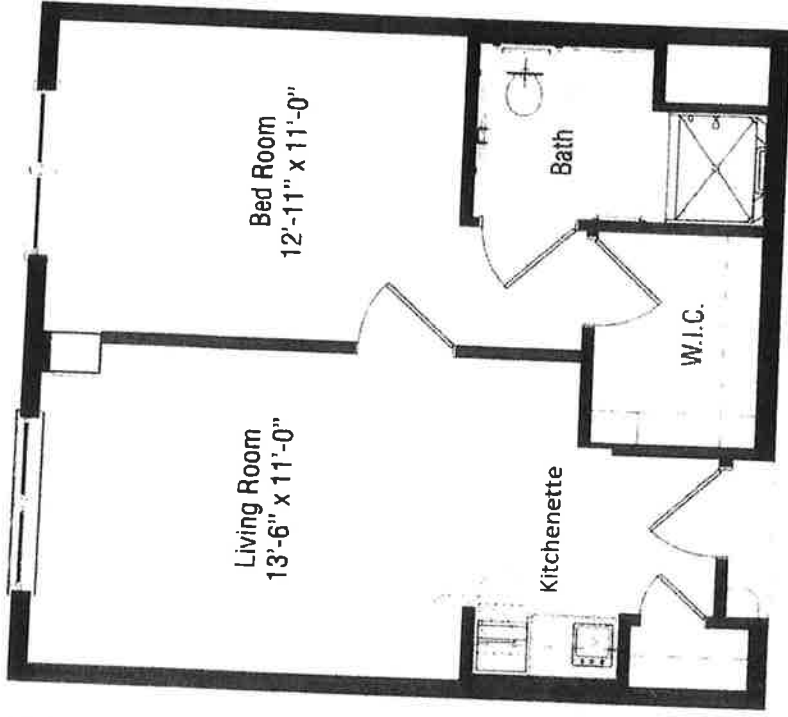
## ASSISTED LIVING at Pond Ridge



**Pond Ridge  
Studio Apartment  
325s.f.**



**Pond Ridge  
Deluxe Studio Apartment  
380s.f.**



**Pond Ridge  
One Bedroom Apartment  
530s.f.**

# Continuum of Care

# ASSISTED LIVING at Pond Ridge

Masonicare's affiliates, including the Masonicare Health Center on the lower campus in Wallingford, offer a continuum of care with extensive inpatient and outpatient services all devoted to the needs and comforts of adults. These services include:

## ON-CAMPUS SERVICES:

**Masonicare Health Center:**

**Hospital Care**

Acute Care Hospital Unit

Acute Geriatric Psychiatric Unit

**General Healthcare**

Bone Scans

Electrocardiogram (EKG)

Radiology

Wellness Clinics

Lab Testing

**Inpatient Hospice Care**

**Long-Term Care**

**Physician Services**

**Rehabilitation**

Physical Therapy

Occupational Therapy

Speech Therapy

Audiology

## IN-HOME SERVICES:

**Masonicare at Home**

Homemakers

Companions

Personal Care Attendants

Live-In Attendants

Personal Emergency Response Systems

Medication Dispensing Service

**Masonicare Home Health & Hospice**

Visiting Nurses

Therapists

Social Workers

Hospice

Palliative Care

# Masonicare at Ashlar Village

10/01/2017

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 utilities &amp; Senior TV Electricity, telephone &amp; internet not included.</i>					
<i>(Average monthly electric cost is \$90-\$120 depending on size and usage.)</i>					
<b>Bridgehouse/Knoll Apts. (1985)</b>					
One bedroom/one bath	\$118,500	\$138,500	\$2,414	\$2,909	665
Two bedroom/one bath	\$170,000	\$190,000	\$2,760	\$3,256	930
<b>Meadow Wood Apts. (1991)</b>					
One bedroom/one bath	\$129,000	\$149,000	\$2,590	\$3,089	739
Two bedroom/1.5 bath	\$196,500	\$216,500	\$3,117	\$3,616	967
<b>Cottages (1985/1991)</b>					
<u>One bedroom/one bath</u>					
Birch	\$150,000	\$170,000	\$1,865	\$2,113	924
<u>Two bedroom/one bath</u>					
Pine	\$196,000	\$216,000	\$2,297	\$2,543	1,073
<u>Two bedroom (1.5 bath)</u>					
Contemporary	\$226,000	\$246,000	\$2,858	\$3,108	1,228
Traditional III	\$227,000	\$247,000	\$2,858	\$3,108	1,251
<u>Two bedroom (two full baths)</u>					
Oak II	\$232,000	\$252,000	\$2,884	\$3,128	1,198
Willow	\$235,000	\$255,000	\$2,915	\$3,164	1,243
<i>Monthly fee includes all utilities &amp; Expanded Senior TV. Telephone &amp; internet not included.</i>					
<b>Notch Hill Apts. (2008)</b>					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$270,000	\$3,631	\$4,148	1,130
Model - 2Bb	\$255,000	\$275,000	\$3,631	\$4,148	1,148
Model - 2Bc	\$265,000	\$285,000	\$3,631	\$4,148	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$330,000	\$3,780	\$4,299	1,486
Model - 2BDb	\$315,000	\$335,000	\$3,780	\$4,299	1,496
Model - 2BDc	\$315,000	\$335,000	\$3,780	\$4,299	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$345,000	\$3,926	\$4,445	1,542
<b>Villas (2005/2006)</b>					
<u>Two bedroom</u>					
Apple	\$335,000	\$355,000	\$3,444	\$3,741	1,656
Apple with walkout basement	\$350,000	\$370,000	\$3,444	\$3,741	1,656
Peach	\$345,000	\$365,000	\$3,518	\$3,816	1,712
Peach with walkout basement	\$360,000	\$380,000	\$3,518	\$3,816	1,712
<u>Two bedroom with den</u>					
Pear	\$375,000	\$395,000	\$3,780	\$4,074	1,817
Pear with walkout basement	\$390,000	\$410,000	\$3,780	\$4,074	1,817
Cherry	\$385,000	\$405,000	\$3,852	\$4,148	1,872
Cherry with walkout basement	\$400,000	\$420,000	\$3,852	\$4,148	1,872

\*Finished basement-prices vary on model selected

*Prices are subject to change.*

# Monthly Fees & Care Plans

# ASSISTED LIVING at Pond Ridge

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	\$4,265	\$5,164	Level 1: \$899* Up to 3.5 hrs/week: average of 30 min/day
Deluxe Studio	380	\$4,459	\$5,358	Level 2: \$1,798 Up to 7 hrs/week: average of 60 min/day
1-Bedroom	460-596	\$5,326	\$6,225	Level 3: \$2,697 Up to 10.5 hrs/week: average of 90 min/day
1-Bedroom Deluxe	627-650	\$5,995	\$6,894	Level 4: \$3,596 Up to 14 hrs/week: average of 120 min/day
2-Bedroom	660	\$7,208	\$8,107	
2-Bedroom Deluxe	800	\$7,300	\$8,199	

\* Each increased level of care is an additional \$899

### 2<sup>ND</sup> PERSON

\$970

\$1,869

### For couples:

Add the second person monthly fee of \$970 and \$899 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: \$7,124+\$970+\$899= \$8,993

Prices shown are effective October 1, 2017, and are subject to change.

## Core Services & Amenities

## ASSISTED LIVING at Pond Ridge

- ❖ Three nutritionally balanced meals each day
- ❖ Utilities (excluding phone, cable & internet)
- ❖ Weekly housekeeping, linen & towel service
- ❖ Transportation to medical appointments within a 15-mile radius
- ❖ Transportation to programs and scheduled local shopping
- ❖ Daily exercise programs
- ❖ Stimulating social, recreational and therapeutic activities
- ❖ State of the art 24-hour emergency safety system
- ❖ 24/7 Resident care staff and 24-hour security on campus

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

Individual Storage Space

Walking Trails

# Masonicare at Ashlar Village

10/01/2016

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 utilities &amp; Senior TV. Electricity, telephone &amp; internet not included.</i>					
<i>(Average monthly electric cost is \$90-\$120 depending on size and usage.)</i>					
<b>Bridgehouse/Knoll Apts. (1985)</b>					
One bedroom/one bath	\$113,500	\$133,500	\$2,344	\$2,824	665
Two bedroom/one bath	\$168,500	\$188,500	\$2,680	\$3,161	930
<b>Meadow Wood Apts. (1991)</b>					
One bedroom/one bath	\$124,000	\$144,000	\$2,515	\$2,999	739
Two bedroom/1.5 bath	\$195,000	\$215,000	\$3,026	\$3,511	967
<b>Cottages (1985/1991)</b>					
<u>One bedroom/one bath</u>					
Birch	\$140,000	\$160,000	\$1,811	\$2,051	924
<u>Two bedroom/one bath</u>					
Pine	\$191,000	\$211,000	\$2,230	\$2,469	1,073
<u>Two bedroom (1.5 bath)</u>					
Contemporary	\$224,000	\$244,000	\$2,775	\$3,017	1,228
Traditional III	\$225,000	\$245,000	\$2,775	\$3,017	1,251
<u>Two bedroom (two full baths)</u>					
Oak II	\$230,000	\$250,000	\$2,800	\$3,037	1,198
Willow	\$233,000	\$253,000	\$2,830	\$3,072	1,243
<i>Monthly fee includes all utilities &amp; Expanded Senior TV. Telephone &amp; internet not included.</i>					
<b>Notch Hill Apts. (2008)</b>					
<u>Two bedroom</u>					
Model - 2Ba	\$250,000	\$270,000	\$3,525	\$4,027	1,130
Model - 2Bb	\$255,000	\$275,000	\$3,525	\$4,027	1,148
Model - 2Bc	\$265,000	\$285,000	\$3,525	\$4,027	1,193
<u>Two bedroom with Den</u>					
Model - 2BDa	\$310,000	\$330,000	\$3,670	\$4,174	1,486
Model - 2BDb	\$315,000	\$335,000	\$3,670	\$4,174	1,496
Model - 2BDc	\$315,000	\$335,000	\$3,670	\$4,174	1,504
<u>Three bedroom</u>					
Model - 3B	\$325,000	\$345,000	\$3,812	\$4,316	1,542
<b>Villas (2005/2006)</b>					
<u>Two bedroom</u>					
Apple	\$335,000	\$355,000	\$3,344	\$3,632	1,656
Apple with walkout basement	\$350,000	\$370,000	\$3,344	\$3,632	1,656
Peach	\$345,000	\$365,000	\$3,416	\$3,705	1,712
Peach with walkout basement	\$360,000	\$380,000	\$3,416	\$3,705	1,712
<u>Three bedroom with den</u>					
Cherry	\$375,000	\$395,000	\$3,670	\$3,955	1,817
Cherry with walkout basement	\$390,000	\$410,000	\$3,670	\$3,955	1,817
Cherry	\$385,000	\$405,000	\$3,740	\$4,027	1,872
Cherry with walkout basement	\$400,000	\$420,000	\$3,740	\$4,027	1,872
*Finished basement-prices vary on model selected					
<i>Prices are subject to change.</i>					

# Monthly Fees & Care Plans

## ASSISTED LIVING at Pond Ridge

APT. STYLE	SQ.FT.	BASE RENT	W/LEVEL I CARE
Typical Studio	318-325	\$4,140	\$5,021
Deluxe Studio	380	\$4,329	\$5,210
1-Bedroom	460-596	\$5,170	\$6,051
1-Bedroom Deluxe	627-650	\$5,840	\$6,721
2-Bedroom	660	\$6,998	\$7,879
2-Bedroom Deluxe	800	\$7,300	\$8,181

### 2<sup>ND</sup> PERSON

\$941 \$1,822

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

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: \$881\* Up to 3.5 hrs/week: average of 30 min/day
- Level 2: \$1,762 Up to 7 hrs/week: average of 60 min/day
- Level 3: \$2,643 Up to 10.5 hrs/week: average of 90 min/day
- Level 4: \$3,524 Up to 14 hrs/week: average of 120 min/day

### 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: \$6,932+\$941+\$881 = \$8,754

Prices shown are effective October 1, 2016, and are subject to change.

**Masonicare**  
at Ashlar Village

Cheshire Road, Wallingford, CT ♦ 203-679-6425 / 800-382-2244 ♦

www.MasonicareAssisted.org



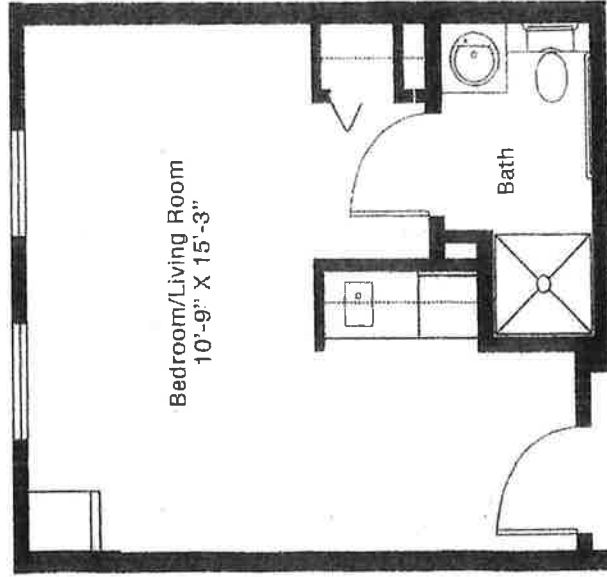
**All Inclusive Fee  
Floor Plans**

**ASSISTED LIVING at Pond Ridge  
Argonauta Memory Care**

**ALL INCLUSIVE MONTHLY FEE**

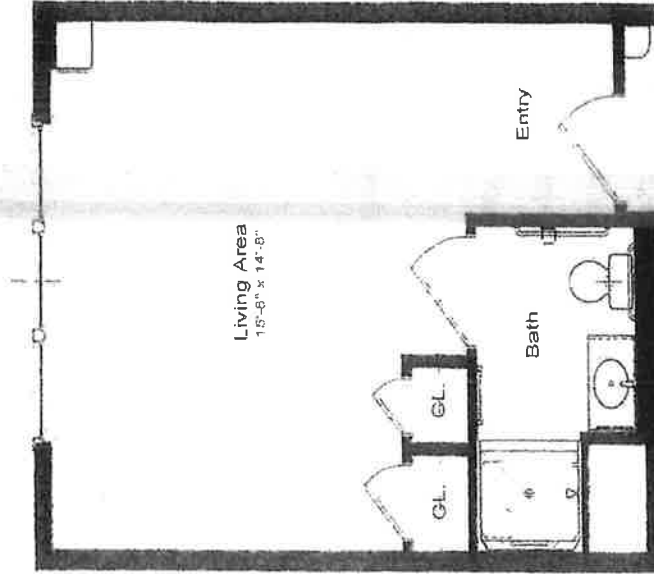
**\$8,545**

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



**ARGONAUTA  
STUDIO APARTMENT**

**325 SQ. FT.**



**ARGONAUTA  
STUDIO APARTMENT**

**351 SQ. FT.**

# Masonicare at Ashlar Village

10/01/2015

Independent Living RESIDENCES (year built)	Ent. Fee*		Mo. Fee		Square Footage
	1 Person	2 People	1 Person	2 People	
<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>					
<b>Bridgehouse/Knoll Apts. (1985)</b>					
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
<b>Meadow Wood Apts. (1991)</b>					
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
<b>Cottages (1985/1991)</b>					
<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>					
<b>Notch Hill Apts. (2008)</b>					
<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
<b>Villas (2005/2006)</b>					
<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>					
Year	\$375,000	\$395,000	\$3,580	\$3,859	1,817
Year 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.

<b>Your Current Monthly Costs</b>	<b>Ashlar Village</b>
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

ATTACHMENT C  
ACTURIAL CERTIFICATE



415 Main Street  
Reisterstown, MD 21136-1905  
410-833-4220  
410-833-4229 (fax)  
www.continuingcareactuaries.com

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

**February 24, 2021**

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 Continuing Care Actuaries, 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 2020 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 2020 Annual Financial Filing.

In my opinion, the above items as shown in Ashlar Village Retirement Community's 2020 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,

A handwritten signature in blue ink that reads 'Dave Bond'.

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

ATTACHMENT D

REVISED RESIDENCY AGREEMENT



# **RESIDENCY AGREEMENT**

8/9/2019

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## GLOSSARY

<b>Annual Allotment</b>	Annual allotment of ten pre-paid days of in-patient services at Masonicare Health Center or other Masonicare skilled nursing location, covering room, board and nursing care
<b>Annual Report</b>	The annual report of Masonicare setting forth, among other things, the financial condition of Masonicare
<b>Apartment</b>	Apartment residences at Ashlar Village
<b>Apartment Resident</b>	A Resident who resides in an Apartment
<b>Application Fee</b>	A non-refundable fee that must accompany any application to reside at Ashlar Village
<b>Ashlar Village</b>	Masonicare At Ashlar Village, Inc., a nonprofit Connecticut corporation
<b>Ashlar Village Association</b>	Ashlar Village's residents' council
<b>Ashlar Village Policy Governing Private Companion Services</b>	A policy published by Ashlar Village governing the conduct of private caregivers hired by Residents
<b>Ashlar Village Policies and Procedures</b>	Policies and Procedures published by Ashlar Village governing the Ashlar Village community
<b>Ashlar Village Safety Standards</b>	Procedures to promote safety of the Ashlar Village community published by Ashlar Village
<b>Common Areas, Ground and Amenities</b>	Areas of Ashlar Village that are available for use in common by the Ashlar Village community
<b>Cottage</b>	Free-standing residences at Ashlar Village
<b>Cottage Resident</b>	A Resident who resides in a Cottage
<b>Cost Effective Transfer</b>	Transferring from a more expensive residence to a less expensive residence, but excluding a move from a less expensive residence to a more expensive residence
<b>Dining Room and Cafe</b>	A dining facility operated by Ashlar Village serving breakfast, lunch and dinner

<b>Entry Fee</b>	A fee paid in exchange for the rights and services provided under the Residency Agreement
<b>Entry Fee Refund</b>	A refund of a portion of the Entry Fee to which a Resident may be entitled
<b>Financial Disclosure Statement</b>	A statement of a Resident's finances submitted with the application to Ashlar Village
<b>Dining Plan</b>	An option for Residents to pay a set fee for a certain number of meals in the Dining Room
<b>Designated Masonicare Fund</b>	A charitable fund with the purpose of providing financial assistance to Residents with difficulty paying the Monthly Fee
<b>Guest Suite</b>	Overnight accommodations maintained by Ashlar Village for Residents' guests
<b>Initial Fee</b>	A fee applied to the Entry Fee, which is due when a potential Resident submits his or her application to Ashlar Village
<b>Masonicare</b>	A nonprofit Connecticut corporation that provides healthcare services
<b>Masonicare Health Center</b>	A skilled nursing community operated by Masonicare
<b>Masonicare Medical Director</b>	A medical doctor who oversees care at the Masonicare Health Center
<b>Monthly Fee</b>	A monthly maintenance fee
<b>Monthly Statement</b>	The monthly bill each Resident receives for his or her Monthly Fee plus any additional charges
<b>Pet Policy</b>	A policy governing the keeping of Pets by Residents published by Ashlar Village
<b>Executive Director</b>	The leadership position at Masonicare at Ashlar Village
<b>Refurbishment Fee</b>	A fee charged to Residents transferring residences to cover the cost of refurbishing the residence left by

the Resident, which may be adjusted by Ashlar Village from time to time in its sole discretion

**Rescission Period**

The thirty day period after a Resident executes a Residency Agreement during which he or she may rescind this Residency Agreement

**Resident**

A resident of Ashlar Village

**Wellness Nurse**

A nurse who staffs the Wellness Office

**Wellness Office**

An office responsible for ensuring residents obtain services for urgent or emergency needs

**Upgrade**

Transferring from a less expensive residence to a more expensive

**Villa**

Free-standing residences at Ashlar Village

**Villa Resident**

A Resident who resides in a Villa

THIS MASONICARE AT ASHLAR VILLAGE RESIDENCY AGREEMENT (the "Residency Agreement") is made as of this \_\_\_ day of, \_\_\_ by and between Masonicare At Ashlar Village, Inc. ("Ashlar Village") and Resident's Name. If more than one person is signing this Residency Agreement, "you" refers to each of you individually and both of you together and your obligations under this Residency Agreement are joint and several. If this Residency Agreement is signed on your behalf by your legal representative, the term "you" includes your legal representative.

## **PREAMBLE**

Masonicare At Ashlar Village Inc., hereafter referred to as Ashlar Village, is a life plan community (also called a continuing care retirement community) located on Cheshire Road in Wallingford, Connecticut. Ashlar Village is a non-profit, tax-exempt corporation.

Ashlar Village is an affiliate of Masonicare and the continuum of care it offers older adults, including the Masonicare Health Center, Masonicare Home Health & Hospice, Masonicare at Chester Village, Masonicare at Mystic, Masonicare at Home and other Masonicare facilities and services.

## **ARTICLE I**

### **DURATION OF RESIDENCY AGREEMENT**

Ashlar Village agrees to furnish you lodging and services as set forth in this Residency Agreement for so long as you carry out your obligations under this Residency Agreement. This Residency Agreement shall commence as of \_\_\_\_\_, your agreed-upon agreement date.

## **ARTICLE II**

### **ACCOMMODATIONS AND AMENITIES**

#### **A. Your Residence**

You have selected (Cottage/Apartment/Villa) to be your residence. You shall have a personal and nonassignable right to reside in the residence, subject to the terms of

this Residency Agreement and Ashlar Village Policies and Procedures. Your written address is: Ashlar Village, Wallingford, CT 06492.

**B. Furnishings Provided**

Ashlar Village furnishes each residence with some basic appliances (i.e., stove, refrigerator, garbage disposal, microwave, and dishwasher), air-conditioning, carpeting, an emergency call system and smoke alarms. You must provide all other furniture and appliances. You may furnish and decorate your residence in accordance with your own individual preferences, provided your furniture and decorations do not violate Ashlar Village's Safety Standards, or applicable local, state and federal laws and codes.

**C. Emergency Services**

Your residence includes a 24-hour emergency call response system that includes individual smoke detectors and sprinkler system (as described in Exhibit E). It is equipped with an emergency pull cord to alert staff to any emergencies that may occur. Masonicare employs security personnel for the Ashlar Village community as it deems necessary in its sole discretion.

**D. Utilities**

Water, sewer, and garbage collection fees are included in the Monthly Fee. For other utility inclusions, see Exhibit C. Telephone, cable television and internet service (including their associated installation and service costs) are available at your option and expense. You are responsible for any other services not included in this Residency Agreement. Ashlar Village is not liable for any interruption of or failure in the supply of any utilities to your residence, provided the interruption or failure is not directly caused by Ashlar Village.

**E. Alterations to Your Residence**

If you wish physically to alter your residence or upgrade the standard fixtures in your residence, you must first obtain the written approval of the Executive Director of Ashlar Village or his/her designee in advance for the alterations and for any outside contractors who will complete the alterations. You agree that all alterations shall be performed in a good and workmanlike manner, and shall comply with all applicable laws and regulations. Alterations to your residence shall be completed in such a manner so as not to disturb other residents of Ashlar

Village. You are responsible for the cost of alterations and changes to your residence and the restoration of your residence to its original condition when you vacate it. All modifications, alterations or additions to your residence become the property of Ashlar Village, unless the Executive Director of Ashlar Village or his/her designee grants a special exception in writing.

You shall not allow any mechanic's lien to be created or to remain, and shall discharge any mechanic's lien which might be or become a lien, encumbrance or charge upon the real property of Ashlar Village or any part thereof. If any mechanic's lien shall at any time be filed against real property of Ashlar Village, or any part thereof, due to work you ordered, you, within thirty (30) days after notice of the filing thereof, will cause the lien to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If you fail to cause the lien to be so discharged within the thirty (30) day period, ten (10) days after giving written notice to you, Ashlar Village may, but shall not be obligated to, discharge the lien. Any amount paid by Ashlar Village in connection with discharging the lien (including attorneys' fees) with doing so, together with interest thereon at the rate of 1.5% per month from the date of Ashlar Village making the payment or incurring other costs and expenses will constitute an additional charge on your Monthly Statement.

#### **F. Access to Residences**

You hereby irrevocably give your consent and authorize Ashlar Village to access your residence at any time when Ashlar Village in its sole discretion determines that entry to protect your health, safety or comfort or that of any other Resident of Ashlar Village, or the physical conditions of your residence or other Ashlar Village facilities. Your residence is your private domain, and except in cases of emergency (as determined in Ashlar Village's sole discretion), Ashlar Village personnel will make a reasonable attempt to obtain your permission before entering. You may not change or add additional locks to your door, but you may request that your lock be changed if circumstances make it desirable and the Executive Director of Ashlar Village or his/her designee gives his or her approval.

#### **G. Parking**

Free open-air parking is available to residents and guests. Apartment residents may reserve a parking space in a covered carport (subject to availability) for an additional charge. The Cottages and Villas have additional parking accommodations, the cost of which is included in the Monthly Fee. Cottages

include one covered carport and Villas include an attached one-car garage, the cost of which is included in the monthly fee.

#### **H. Community Amenities**

You are entitled to share with all residents the use of the Common Areas, Grounds and amenities. You may also reserve certain areas for special occasions in accordance with policies and procedures established by Ashlar Village in its sole discretion.

#### **I. Property Protection and Insurance**

You agree to keep your residence clean and orderly. You further agree not to permit misuse of or damage to your residence. You are responsible for providing personal property and liability insurance for yourself, your property, and your guests. **You will carry ample personal liability insurance that you obtain prior to move in per the Ashlar Village Resident Liability Insurance Policy.** You agree that Ashlar Village is not responsible for securing and safeguarding your personal property and possessions. You are responsible for keeping your residence locked and secured and for taking other reasonable precautions. Neither Ashlar Village nor its insurer will be liable for any claims, theft, damage or expenses, including reasonable attorneys' fees, resulting from any injury or death to persons and any damage to property caused by, resulting from, attributable to or in any way connected with the negligent or willful act or omission of any resident unless caused by the gross negligence or willful misconduct of Ashlar Village or any of its officers, employees, contractors, or agents or by a material default on the part of Ashlar Village under this Residency Agreement.

#### **J. Indemnification**

You agree to indemnify and defend Ashlar Village, at your sole cost and expense, against all claims, expenses, damages and liabilities (including without limitation reasonable attorneys' fees) arising out of any occurrence in your residence, any breach by you of this Residency Agreement or of any representation or warranty made by you to Ashlar Village, or negligence by you or that of any of your guests, employees, contractors, or agents. Such indemnification shall not apply to any claim arising out of the negligence or willful misconduct of Ashlar Village, or any of its officers, employees, contractors, or agents, or by default on the part of Ashlar Village under this Residency Agreement.

**K. No Real Property Interest**

You understand and agree that this Residency Agreement is primarily for the provision of services. This Residency Agreement does not confer upon you any right, title or interest in any part of the personal property, real property, buildings and improvements (including your residence) owned by Ashlar Village, Inc., Masonicare Health Center, or Masonicare. This Residency Agreement is a continuing care contract governed by Sections 17b-520 through 17b-535 of the Connecticut General Statutes.

**ARTICLE III**

**SERVICES**

**A. Dining Plan**

Apartment Residents are required to participate in Ashlar Village's Dining Plan (as described in Exhibit D).

Cottage and Villa Residents are not automatically enrolled in Ashlar Village's Dining Plan and may enroll in the Dining Plan, purchase meal packages at a discounted rate, or make reservations for meals and pay per visit.

Take-out meals are available for all. Residents may pick up take-out meals themselves, or request meal be delivery for a service charge.

Guests are welcome to dine with you. Make reservations in advance when hosting guests. Guest meals will be billed to you as an additional charge.

**B. Housekeeping and Maintenance**

Ashlar Village provides light cleaning services every other week. Ashlar Village provides necessary repairs, maintenance, and replacement of its property and equipment. Except in an emergency, such services are provided during normal working hours, Monday through Friday. You are responsible for maintaining, repairing, and replacing your personal property. You may order extra housekeeping or maintenance services for an additional charge. Ashlar Village maintains all Common Areas, Grounds and amenities, including lawns, walkways,



and driveways. Landscaping and decorative plantings are provided and maintained by Ashlar Village as it deems appropriate. Additional landscaping and gardening may be permitted with prior authorization. Additional landscaping must be maintained by you. If additional landscaping can no longer be maintained by you as determined by Ashlar Village in its sole discretion, it will be removed at your expense.

**C. Transportation**

Ashlar Village provides transportation to medical appointments within a fifteen (15) mile radius of Ashlar Village. This transportation occurs on a published transportation schedule which is subject to change with prior notice.

Ashlar Village provides regularly scheduled transportation to grocery stores, shopping centers and other social and recreational activities. Transportation is also provided to residents participating in Masonicare's health care system for medical appointments.

**ARTICLE IV**

**HEALTH CARE SERVICES**

**A. Masonicare Health Center Access and Prepaid Days**

1. Admission to Masonicare Health Center

Your residency at Ashlar Village guarantees you access to the Masonicare Health Center or any other Masonicare location when needed. You agree that if you are admitted to the Masonicare Health Center or any other Masonicare location you will sign a separate admissions agreement, describing the services to be provided and your rights and obligations at the location. You agree that in the event Masonicare Health Center or other Masonicare location does not have any availability when you are ready for admission, you will be temporarily placed in another facility by Ashlar Village until such time as a bed is available.

## 2. Ten Prepaid Days

During the term of this Residency Agreement, you receive an Annual Allotment of ten prepaid days per calendar year of in-patient services at Masonicare Health Center or another Masonicare skilled nursing location covering basic services such as, room, board and nursing care (excluding any ancillary services), subject to the restrictions set forth herein. The Annual Allotment is non-cumulative and expires on December 31 of each year. The Annual Allotment is non-refundable and is not transferable to any other entity. You may use your Annual Allotment in the event that you use in-patient services of Masonicare Health Center or another Masonicare skilled nursing location, and these services are not otherwise covered by Medicare, supplemental insurance, or other third party payments. You remain responsible for the payment of any insurance deductibles or co-payments you incur associated with Medicare or your own insurance, as well as ancillary and medical charges, and any days of care in excess of the Annual Allotment.

### **B. Assisted Living**

Ashlar Village offers assisted living apartments at Pond Ridge, which is part of Ashlar Village and adjacent to the independent living apartment buildings. If you wish to transfer to any Masonicare assisted living facility, including Pond Ridge, and it is determined, after consultation with you, your family and/or your physician, that you meet the criteria for assisted living, then your residency at Ashlar Village will be terminated, and you will enter into a new Residency Agreement describing the services, fees, and your rights and obligations as a resident of Pond Ridge or other Masonicare assisted living facility. If you become a resident of Pond Ridge or another Masonicare assisted living, you will have access to Masonicare Health Center or other Masonicare skilled nursing location on the same terms and conditions as an Ashlar Village Resident.

### **C. Available Personal, Nursing and Medical Services**

#### 1. Wellness

Ashlar Village operates a Wellness Office. The Wellness Office responds to residents to ensure they obtain services for urgent or emergent needs.

2. Emergency Assistance

All independent living residences at Ashlar Village have emergency pull cords in the bathrooms and bedrooms. In addition, you may purchase a remotely activated pendant or bracelet connected to the existing security system.

3. Health Service Coordination

You have the right to consult with or be treated by any physician of your choosing. Be advised, however, that only physicians and consulting specialists within Masonicare's system have admitting privileges to Masonicare Health Center and other Masonicare locations. You shall be fully responsible for payment of any charges for such consultation or treatment.

4. Personal Assistance

Personal care is the sole responsibility of you and your family. If you hire private companions or aides, you are responsible for hiring and coordinating the services of such companions. Private companions or aides must register with Ashlar Village Wellness or Administration, wear an identification badge provided by Ashlar Village Administration, and abide by all policies and procedures as defined by the Ashlar Village Policy governing private aide services. Upon registration with Ashlar Village Administration, private companions and aides are provided with the Ashlar Village Policy Governing Private Companion Services and a private aide manual. Ashlar Village reserves the right to require evidence of licensure from agencies and health care professionals not affiliated with Masonicare and to review the qualifications and experience of any non-licensed aides, assistants and companions you may employ. Ashlar Village assumes no responsibility whatsoever for the qualifications of third parties such as private duty companions or aides, or for the timeliness or quality of care or any other aspect of services provided by them. Ashlar Village reserves the right to implement a policy allowing only agencies approved by Ashlar Village, in its sole discretion, to provide assistance and companion services to Residents. If your private companion or aide is disruptive or unruly or presents any other reason which would justify Ashlar Village requesting, in its sole discretion, the discontinuance of his or her services at Ashlar Village, you agree to discontinue the services of your private companion or aide and to seek an alternate private companion or aide.

**D. Health Care Services Not Included in this Residency Agreement**

Except as specifically provided in this Residency Agreement, Ashlar Village shall not provide, pay for, or indemnify you for any medical services, including, but not limited to, medical, surgical, home care or hospital services, physical examinations, medical consultations, drugs, medications, disposable and non-disposable supplies, X-rays, medical tests, eyeglasses or refractions, hearing aids, dentistry, dentures, inlays, prescriptions, orthopedic appliances, private duty nursing care, podiatric services, physical therapy, treatment for psychiatric disorders, alcoholism, or similar items or services.

**E. Illness or Accident While Away from Ashlar Village**

If you suffer an accident or illness while away from Ashlar Village for an extended period of time, you will notify Ashlar Village as soon as possible. You will be solely responsible for the costs of all medical care you incur while away from Ashlar Village, and Ashlar Village will not have any responsibility for the payment of such costs.

**ARTICLE V**

**FINANCIAL ARRANGEMENTS**

**A. Fees**

The basic fees associated with residency at Ashlar Village include an Application Fee, an Initial Fee, an Entry Fee, and a Monthly Fee. These fees are subject to change, from time to time, in the sole discretion of Ashlar Village. The fees in effect at the time of this Residency Agreement are shown on Exhibit A attached to this Residency Agreement.

1. Application Fee

You must submit an Application Fee to Ashlar Village with your application to cover the cost of review. The Application Fee is nonrefundable and is not credited toward the Entry Fee.

2. Initial Fee

At the time you submit your application to Ashlar Village, you must also submit an Initial Fee, which is credited toward the Entry Fee.

3. Entry Fee

For the right to use your residence and to receive the services described in this Residency Agreement, you pay a one-time Entry Fee to Ashlar Village. A deposit equal to five (5%) percent of the Entry Fee is due when you select your residence. Your deposit will be placed into an escrow account with our current banking institution, in accordance with Connecticut General Statutes Section 17b-524. The balance of the Entry Fee is due to Ashlar Village upon move-in. Entry Fee options are detailed in Exhibit B.

4. Monthly Fee

You agree to pay Ashlar Village a Monthly Fee for your residence.

Ashlar Village may adjust the Monthly Fee and ancillary charges from time to time in its sole discretion upon thirty (30) days' advance written notice to you. Ashlar Village will base such adjustments on projected costs, prior year per capita costs, and economic indicators as determined by Ashlar Village in its sole discretion. You agree that in the event of such an adjustment by Ashlar Village, you will pay the adjusted fee.

Each month you will receive a monthly statement itemizing the Monthly Fee plus any additional charges, including hair salon, guest meal, etc. All charges on the monthly statement are payable within thirty (30) days of receipt. If you do not make your payment on time (within 30 days of receiving the monthly statement), Ashlar Village reserves the right to assess a late penalty of 1.5% per month until you pay the amount owed. Persistently delinquent fees may trigger the Termination Provisions of this Residency Agreement at the sole discretion of the Executive Director of Ashlar Village or his/her designee. Any account balances, including interest due to late payment that remain unpaid when this Residency Agreement is terminated shall become a lien against your assets or estate after deducting any refund owed under this Residency Agreement. You agree to pay the Monthly Fee whether you are residing in your residence, temporarily residing in Masonicare Health Center, or otherwise absent from Ashlar Village. If you fail or refuse to pay the amounts charged under the terms of this Residency Agreement

and Ashlar Village must later refer the account to an attorney or collection agency, you agree to pay all resulting charges, expenses, court costs and attorneys' fees incurred by Ashlar Village.

**B. First Year Refund Policy**

If you are unhappy at Ashlar Village, and decide to move out within your first year of residency for any reason other than ill health, we will refund your entire Entry Fee to you, minus a standard service charge. This supersedes the Entry Fee Refund Options. If you leave due to ill health within the first year, the Entry Fee Refund Schedule shall apply.

**C. Fees Not Held in Trust**

All fees paid to Ashlar Village, including entry fees, become the sole property of Ashlar Village as payment for residence and services, except to the extent that the Entry Fee is refundable under Exhibit B of this Residency Agreement.

**D. Personal Obligations of Residents**

Ashlar Village shall not be liable or responsible for any expenses, debts, or obligations incurred by you on your own account, nor shall it be obligated to furnish, supply, or give you any support, maintenance, board, or lodging while you are absent from Ashlar Village.

**E. Financial Assistance to Residents**

1. Inability to Pay Monthly Fees

Ashlar Village is a charitable, nonprofit organization and has a policy of assisting residents who are unable to pay the Monthly Fee, but who otherwise comply with the terms of this Residency Agreement. If you encounter financial difficulty and are unable to pay your Monthly Fee in whole or in part, Ashlar Village will not terminate your residency solely for that reason. If these circumstances occur, you must bring them to the attention of the Executive Director of Ashlar Village or his/her designee immediately. If your financial difficulty is unanticipated or not due to your own intentional acts, the Executive Director of Ashlar Village or his/her designee will work to develop an alternative payment plan or living arrangement on the campus with you. Your shortfall will first be deducted from any Entry Fee refund for which you may become eligible. If you are not eligible for a refund, you may then qualify to receive assistance from a designated Masonicare fund.

## **F. Financial Requirements for Residency**

As part of your application to Ashlar Village, you completed a Financial Disclosure Statement listing your total assets and income. Your Financial Disclosure Statement is retained in your personal file which is secured with Administration. Ashlar Village reserves the right to request annually an updated schedule of financial information, which you agree to provide as a condition of your continued residency. You also agree to notify the Executive Director of Ashlar Village or his/her designee when your assets decline to \$50,000 or your funds are otherwise insufficient to meet current obligations for a period of three years.

You agree to enroll in and be covered by Medicare and to have supplemental coverage appropriate to the type of Medicare coverage you carry. If you are not eligible for Medicare coverage, you agree to obtain equivalent insurance coverage acceptable to Ashlar Village. You further agree to make all reasonable efforts to conserve your financial resources in order to enable you to meet your financial obligations under this Residency Agreement. You further agree not to impair your ability to meet these obligations or injure your eligibility for benefits under Title XIX of the Social Security Act (Medicaid) by transferring assets or income, other than for ordinary living expenses. If you are unsure whether a contemplated transaction would place you in jeopardy of violating this Residency Agreement, please contact the Executive Director of Ashlar Village or his/her designee first for guidance.

## **ARTICLE VI**

### **TRANSFERS/MARRIAGE**

#### **A. Intra-Village Transfer Policy**

If you elect to transfer to another residence within Ashlar Village, you will be charged a Refurbishment Fee at the time of the move to cover the cost of preparing the new residence for new occupancy. The Refurbishment Fee may vary based on size of new residence selected.

If you chose a more cost effective transfer to a residence constructed as of the date of this Residency Agreement, the new Entry Fee will be based on the difference between (i) the Entry Fee for your current residence, adjusted to account for any

available refund in accordance with the refund method you select under Exhibit B of this Residency Agreement, and (ii) the Entry Fee for the new residence as of the date of this Residency Agreement prorated by the same percentage as that of the Entry Fee Refund to which you are entitled for your current residence.

Cost Effective Transfer Example A. If a Resident on an eight-year refund schedule, who moved in two years ago, decides to move from a two- bedroom Cottage to a one-bedroom Apartment:

<u>Original Full Entry Fee of Cottage</u>	<u>Full Entry Fee of Apartment (As of this Residency Agreement date)</u>
\$200,000	\$135,000
<u>Entry Fee Refund</u>	<u>Entry Fee Adjustment</u>
\$140,000	\$94,500
Difference = +\$45,500	

Therefore, a credit will be issued to the resident's monthly fee in the sum of \$45,500 minus a Refurbishment Fee.

In order to upgrade residences, you must first qualify for the financial criteria of the new residence at the sole discretion of Ashlar Village.

If you Upgrade residences, the new Entry Fee will be based on the difference between the Entry Fee paid for your current residence and the current Entry Fee for the new residence at the time of transfer. The Entry Fee for your current residence will be adjusted to account for any available refund in accordance with the refund method you select under Exhibit B of this Residency Agreement. If the current Entry Fee for the new residence is greater than the Entry Fee Refund for your current residence, you will be required to pay the difference in Entry Fees.

Upgrade Example. If, after two years, a Resident on an eight-year refund schedule transfers from a one-bedroom Apartment to a two-bedroom Cottage:

<u>Original Full Entry Fee of Apartment</u>	<u>Current Full Entry Fee of Cottage</u>
\$135,000	\$210,000
<u>Entry Fee Refund</u>	
\$94,500	
Difference = -\$115,500	



Therefore, the Resident will be charged an additional Entry Fee of \$115,500 plus a Refurbishment Fee.

If you transfer residences, you agree to enter into an addendum to this Residency Agreement including, among other things, the address of the new residence and the Entry Fee for the new residence. The original date of residency at Ashlar Village, original Entry Fee Option and original Entry Fee refund schedule will not change.

**B. Transfer for Health Reasons**

1. Change in Health

You acknowledge and agree that Ashlar Village is appropriate for occupancy by persons who can live independently, with assistance from a home health aide or other qualified provider, if necessary, but that Ashlar Village is not appropriate for persons who need 24-hour skilled nursing care or whose physical, mental or psychological condition otherwise results in their inability to live independently in this setting. You agree that if your health deteriorates such that you can no longer live in an independent setting, you will make appropriate arrangements (a) to transfer out of your current residence to a Masonicare assisted living or skilled nursing location, or another appropriate location; or (b) if your personal physician and the Executive Director of Ashlar Village or his/her designee agree it is appropriate, to obtain necessary services in your current residence.

2. Consultation

Except in cases of emergency, Ashlar Village will not transfer you from your residence for health-related or other reasons until Ashlar Village has consulted with you, your personal physician, a member of your family, or your designated representative. In cases of an emergency transfer, Ashlar Village will make reasonable efforts to hold such consultations within ten (10) days of transfer.

3. Transfer Decisions

You agree that Ashlar Village shall have full authority and right to transfer you from your residence to any Masonicare location or elsewhere for hospitalization or other health related services without having to obtain your further consent if you do not make appropriate arrangements for obtaining the care and services you need, and the Masonicare Medical Director or Executive Director of Ashlar

Village determines, in his or her sole discretion, after the consultation described above that:

a. Ashlar Village does not have adequate capabilities or staff to provide the nursing services or medical care that you need; or

b. Your continued occupancy of your residence constitutes a danger or health hazard to you or other Residents, or is detrimental to the peace, safety or security of other Residents.

4. Transfer to an Outside Health Care Location

If it is necessary to transfer you to an outside health care location, Ashlar Village will try to arrange for transfer to the location of your choice. If you, your family or designated representative fail to choose another location, the Executive Director of Ashlar Village or his/her designee may choose the facility in his or her sole discretion. You are responsible for all charges for outside facility transfers and services.

5. Charges During Stays at Any Healthcare Location

If you are a short-term, temporary patient at the Masonicare Health Center or at any other location, you will continue to pay your Monthly Fee at Ashlar Village. If you become a permanent resident at the Masonicare Health Center or another health care location, this Residency Agreement will terminate with respect to you. If your spouse, partner or roommate remains at Ashlar Village, his or her Monthly Fee will be adjusted to reflect single occupancy of the residence. If you lived alone prior to your permanent transfer to the Masonicare Health Center or another health care location, your residency and future financial obligations at Ashlar Village will terminate.

**C. Marriage or Cohabiting**

1. Between Ashlar Village Residents

If you choose to live with another Ashlar Village resident, either resident may terminate his or her Residency Agreement and release his or her residence. Ashlar Village will determine the appropriate refund in accordance with the terms of the applicable Residency Agreement. The terminating resident may then become a party to the other existing Residency Agreement and become a second occupant in

the that residence. Ashlar Village will increase the Monthly Fee for the shared residence to the double occupancy rate.

2. Between An Ashlar Village Resident and Non-Resident

If you r choose to live with a non-resident, and you and that individual wish to live at Ashlar Village, the potential new resident must apply and meet the financial eligibility and other criteria to live at Ashlar Village. If the potential new resident qualifies for residency, he or she must become a party to this Residency Agreement. Ashlar Village will increase the Monthly Fee to the double occupancy rate.

3. Divorce or Separation

In the event two Residents divorce or separate, or persons sharing a residence separate, and each party desires a separate residence and one party remains in the residence which is the subject of this Residency Agreement, Ashlar Village will not refund any of the Entry Fee for the current residence. If the second Resident chooses to remain at Ashlar Village, that Resident must enter into a new Residency Agreement for such residence and pay the then applicable Entry Fee. Each party will pay the applicable Monthly Fee for his or her residence.

If one party desires to terminate his or her residency at Ashlar Village and move elsewhere, the remaining party shall retain full and exclusive rights to the residence. Neither party shall be entitled to any refund of the Entry Fee.

If both such Residents desire to cancel this Residency Agreement, Ashlar Village will follow the normal refund provisions of this Residency Agreement.

## ARTICLE VII

### **TERMINATION PROVISIONS**

#### **A. Termination Prior to Occupancy**

1. Rescission Rights

You (or your legal representative in the event of your death) may rescind this Residency Agreement by notifying the Ashlar Village Executive Director or his/her designee in writing by registered or certified mail within thirty (30) days of

your execution of this Residency Agreement (the "Rescission Period"). If you choose to rescind this Residency Agreement, Ashlar Village will refund the appropriate portion of the Entry Fee paid, minus the Application Fee and minus an administrative charge, which is subject to change from time to time in the sole discretion of Ashlar Village. You are not required to move in to your residence during the Rescission Period.

2. Automatic Cancellation

If after the Rescission Period, you pass away before taking occupancy of your residence, or you cannot occupy your residence due to illness, injury or incapacity, this Residency Agreement shall be automatically cancelled upon Ashlar Village receiving written notice by registered or certified mail of your inability to take occupancy of the residence. Ashlar Village will refund the appropriate portion of the Entry Fee paid, minus (i) the Application Fee, (ii) an administrative charge, which is subject to change from time to time in the sole discretion of Ashlar Village, and (iii) the applicable Monthly Fee, prorated on a per diem basis for the period beginning on the later of seven (7) days after the execution of this Residency Agreement or the date on which your residence was ready for occupancy and ending on the last day of the month in which Ashlar Village receives notice that you will not occupy the residence. In all other circumstances, the provisions of Article VIII Section B govern cancellation of this Residency Agreement due to the death of Resident.

3. Other Cancellation by Resident Prior to Occupancy

If this Residency Agreement is not terminated pursuant to Subsections A1 and A2 above, you may cancel this Residency Agreement at any time prior to taking occupancy upon written notice to the Executive Director of Ashlar Village or his/her designee sent by registered or certified mail. In the event of such a termination, Ashlar Village will refund the appropriate portion of the Entry Fee paid, minus (i) the Application Fee, (ii) an administrative charge, which is subject to change from time to time in the sole discretion of Ashlar Village, and (iii) the applicable Monthly Fee, prorated on a per diem basis for the period beginning on the later of seven (7) days after the execution of this Residency Agreement or the date on which your residence was ready for occupancy and ending on the last day of the month in which Ashlar Village receives notice that you will not occupy the residence.

4. Termination by Ashlar Village Prior to Occupancy

If your residence is constructed as of the date of this Residency Agreement, Ashlar Village reserves the right to cancel this Residency Agreement in its sole discretion if you do not take occupancy of your residence within sixty (60) days of your residence being ready for occupancy. In the event of such a termination, Ashlar Village will refund the appropriate portion of the Entry Fee paid, minus (i) the Application Fee, (ii) an administrative charge, which is subject to change from time to time in the sole discretion of Ashlar Village, and (iii) the applicable Monthly Fee, prorated on a per diem basis for the period beginning on the later of seven (7) days after the execution of this Residency Agreement or the date on which your residence was ready for occupancy and ending on the last day of the month in which Ashlar Village receives notice that you will not occupy the residence.

## **B. Termination After Occupancy**

### 1. Termination by Resident

You may cancel this Residency Agreement at any time and for any reason upon thirty (30) days' advance written notice to the Executive Director of Ashlar Village or his/her designee. You will be responsible for Monthly Fees during the notice period and until the residence, carport, and storage unit is vacated. If you are eligible for an Entry Fee refund, it will be calculated from the date the residence, carport, and storage is vacated and the keys are returned to Ashlar Village.

### 2. Termination by Ashlar Village

Ashlar Village may cancel this Residency Agreement at any time for good and sufficient cause upon sixty (60) days' advance written notice to you. If you have not corrected the problem identified within thirty (30) days of receiving written notice thereof, you agree to leave Ashlar Village upon the termination of the Residency Agreement at the end of the 60 day notice period. If the Medical Director or the Executive Director of Ashlar Village or his/her designee determines that either the giving of notice or the lapse of time might be detrimental to you, other Residents, or Ashlar Village staff, or if the Executive Director of Ashlar Village or his/her designee determines in his or her sole discretion that the problem constituting cause for termination cannot be cured, then any notice or waiting period prior to termination shall not be required. Good and sufficient cause shall include, but is not limited to:

a. Failure to perform your obligations under this Residency Agreement, including your obligation to pay the Monthly Fee and other charges on a timely basis, and failure to appropriately conserve your financial resources as required under this Residency Agreement;

b. Failure to abide by the Ashlar Village Policy and Procedures, including conduct by you that, in the sole discretion of the Executive Director of Ashlar Village or his/her designee, is detrimental to the health, safety, comfort, security or peaceful living of you or any of the other Residents or Ashlar Village staff;

c. Your refusal of treatment or care, or refusal to be transferred to an appropriate location to receive treatment or care that, in the opinion of your personal physician, is medically required for your physical or mental health or the health and safety of other Residents or Ashlar Village staff;

d. Material misstatements or failure to state a material fact in your Application or Financial Disclosure Statement, filed with Ashlar Village; or

e. Permanent transfer to another public or private location for medical reasons.

If upon termination you are eligible for an Entry Fee refund, it will be calculated pursuant to Exhibit B of this Residency Agreement.

### 3. Termination for Medical Reasons

If the Masonicare Medical Director or the Ashlar Village Executive Director or his/her designee determines in his/her sole discretion that (a) Ashlar Village does not have adequate capabilities or staff to provide the medical services you need; or (b) that your continued occupancy of your residence constitutes a danger to other residents, to yourself, or is detrimental to the peace or health of others, then your residency at Ashlar Village will be terminated. If termination is necessary for medical reasons, you may transfer to the Masonicare Health Center or other Masonicare locations under the direction of the Medical Director.

### 4. Termination by Reason of Death

a. Sole Occupant

In the event of your death, if you are the sole occupant of your residence, this Residency Agreement will terminate on the date when the personal property in your residence/ carport/ storage has been removed and the residence is vacated. Your Monthly Fee for that month will be prorated, and, if you were eligible for an Entry Fee Refund, it will be calculated as of that date and paid over to your estate.

b. Surviving Spouse, Partner or Roommate

In the event of a Resident's death, and there is a surviving spouse, partner or roommate, the Monthly Fee will be adjusted to reflect a single occupant. No Entry Fee Refund will be calculated or remitted at this time. The interest in the Entry Fee refund will only be calculated on the termination of residency of the surviving Resident.

c. Payment of Entry Fee Refund

In the event of a termination due to Resident's death, a refund of a Resident's Entry Fee will be calculated as of the date when the personal property in your residence/ carport/ storage has been removed and the residence is vacated. If you would like the Entry Fee refund to be paid to a specific person or entity, indicate here to whom it should be paid:

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If you do not designate a specific person or entity, the refund will be paid over to your estate.

5. Vacating Residence/Removal of Property

You must vacate your residence and remove all personal property from your residence/ carport/ storage within thirty (30) days after termination of the Residency Agreement. You will be obligated to continue paying the Monthly Fee plus any additional charges on a pro-rated basis until your personal property is removed from the residence/ carport/ storage and the keys returned to Administration. If your personal property is not removed within the thirty (30) day period, Ashlar Village shall have the right to remove it from the residence. Ashlar Village will store the property for a fee for up to six (6) months and then dispose of it at your expense.

## ARTICLE VIII

### OTHER RESIDENCY PROVISIONS

#### A. Financial Condition

The financial condition of Ashlar Village is set forth in Masonicare's Annual Report. The Annual Report includes financial statements audited by an independent firm of certified public accountants, and is available for your review in the library reading areas.

#### B. Residency and Dismissal of Other Residents

You agree that you have no right to determine or appeal the residency, terms of residency, placement, dismissal of, or any other issues regarding, any other resident.

#### C. Ashlar Village Association

Residents participate in and operate a residents' council, the Ashlar Village Association. Ashlar Village Administration meets with the Ashlar Village Association monthly. The Ashlar Village Association has no legal or contractual right to direct or operate Ashlar Village or any portion thereof.

#### D. Community Rules

For the proper management and operation of the community and the safety, health, and comfort of all residents, Ashlar Village reserves the right to adopt or amend such policies and procedures as it deems necessary or desirable in its sole discretion. You agree to abide by Ashlar Village policies and procedures, as amended from time to time, which are incorporated by reference into this Residency Agreement. The Ashlar Village policies and procedures are available for your review at the Ashlar Village Administration Office.

#### E. Guest Policy

You are welcome to invite guests to your residence. Guest accommodations are also available in the Guest Suite, on a first-come, first-serve basis. Ashlar Village will charge a reasonable daily rate for use of the Guest Suite. If your guest stays in your residence and his or her stay exceeds 30 nights, you will be billed the guest



rate then in effect for the visit. Ashlar Village defines a "guest" as anyone staying overnight in a residence who has not signed this Residency Agreement. Private duty home and health care service providers will not be considered guests unless they remain in your residence overnight more than 60 days out of any 90 day period. All guests are subject to the Ashlar Village policy and procedures and have no rights under this Residency Agreement.

**F. Pet Policy**

Pets are permitted as set forth in Ashlar Village's published Pet Policy. If you keep a pet in your residence, you agree to abide by the Pet Policy and any amendments thereto. The Pet Policy is incorporated by reference into this Residency Agreement.

**G. Smoking Policy**

Smoking is prohibited indoors and outdoors. You agree to abide by the smoking policy and any amendments thereto. The smoking policy is incorporated by reference into this Residency Agreement.

**ARTICLE IX**

**MISCELLANEOUS PROVISIONS**

**A. Variance Among Residency Agreements**

You understand that Ashlar Village may enter into agreements with other residents that may contain terms different from those contained in this Residency Agreement. These differences may be a result of different economic conditions at different times or other factors. Despite any different terms in other agreements, you agree that this Residency Agreement alone sets forth your rights and obligations with respect to Ashlar Village, and that you are not a third party beneficiary of any other Residency Agreement.

**B. Accuracy of Information**

You represent and warrant that all information you have submitted or will submit to Ashlar Village as required in completing your application to Ashlar Village is true and complete. You understand and acknowledge that Ashlar Village is relying on such information. You agree at any time to update the information contained in

your application upon the request of Ashlar Village. You must update your application if it is more than six (6) months old and you have not yet taken occupancy of your residence for any reason, including construction of your residence. If, before you take occupancy of your residence, Ashlar Village determines in its sole discretion that you no longer meet the criteria for residency due to a change in your health or financial circumstances, Ashlar Village will so notify you in writing and this Residency Agreement shall automatically cancel in accordance with Article VIII A.2. If Ashlar Village determines your application contains a material misstatement of fact or fails to state a material fact, Ashlar Village may cancel this Residency Agreement in accordance with Article VIII A.4 or Article VIII.B.2, as applicable.

### **C. Waiver**

Ashlar Village's failure in any one or more instances to insist upon strict compliance by you with any of the terms of this Residency Agreement shall not waive Ashlar Village's right to insist upon your strict compliance with any of the terms of this Residency Agreement on other occasions.

### **D. Attorneys' Fees**

In the event that Ashlar Village takes action to enforce the terms of this Residency Agreement, Ashlar Village is entitled to recover attorneys' fees and all costs of any such action.

### **E. Assignment**

Your rights under this Residency Agreement are personal and cannot be assigned, transferred, inherited or devised. The Residency Agreement shall bind and inure to the benefit of Ashlar Village's successors and assigns and shall bind and inure to the benefit of your heirs, executors and administrators in accordance with its terms.

### **F. Entire Residency Agreement**

This Residency Agreement, including all exhibits, constitutes the entire Residency Agreement between you and Ashlar Village. Ashlar Village is neither liable for, nor bound in any manner by, any statements, representations or promises made by any person representing or proposing to represent Ashlar Village unless such statements, representations, or promises are set forth in the Residency Agreement. Any modification of the Residency Agreement must be in writing and signed by

you and by Ashlar Village.

**G. Partial Illegality**

If any portion of this Residency Agreement shall be determined to be illegal or not in conformity with applicable laws, such portion shall be deleted and the validity of the balance of this Residency Agreement shall not be affected.

**H. Governing Law**

This Residency Agreement shall be construed in accordance with the laws of the State of Connecticut.

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**EXHIBIT A**

**CURRENT FEES**

**Resident Name(s)**

**Residence #**

**Agreement Start Date**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application Fee (non-refundable): \$ \_\_\_\_\_

Initial Fee: \$ \_\_\_\_\_

Deposit: \$ \_\_\_\_\_

Deposit: \$ \_\_\_\_\_

Residence Type/ Style \_\_\_\_\_

\*Entry Fee Option Selected:

\*\* Entry Fee

\$ \_\_\_\_\_

Balance Due: \$ \_\_\_\_\_

\*\*\*Monthly Fee:

\$ \_\_\_\_\_

Notes:

\*Entry Fee option may not be changed.

\*\*Entry Fee does not include any Options Extra that may be added.

\*\*\*Monthly Fees are subject to change. You will be given at least thirty (30) days' written notice of any changes in fees.

**EXHIBIT B**

**ENTRY FEE REFUND**

**Resident Name** \_\_\_\_\_  
**Residence #** \_\_\_\_\_  
**Entry Fee Amount** \_\_\_\_\_  
**Agreement Start Date** \_\_\_\_\_

**Eight Year Declining Entry Fee Refund Schedule**

Should you terminate your residency at Ashlar Village within 8 years (96 months) of this Agreement Start Date, Ashlar Village will refund your Entry Fee according to the following schedule:

<u>Month</u>	<u>Amount of Entry Fee Refund</u>
1 (First 30 Days)	100% minus a standard service charge
2-6	95%
7-10	90%
11-20	80%
21-30	70%
31-40	60%
41-50	50%
51-60	40%
61-70	30%
71-80	20%
81-95	10%
96+	0%

**75% Entry Fee Refund**

Those who select the 75% Refundable Entry Fee are guaranteed 75% of the Entry Fee (\$ \_\_\_\_\_), as a refund upon termination of the Agreement.

**EXHIBIT C**

**UTILITIES**

**Resident Name**

**Residence #**

**Agreement Start Date**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All residences at Ashlar Village include, water, sewer, garbage collection and Ashlar Senior TV Basic Package in the Monthly Fee.

Notch Hill Apartments and Villas also include electricity, natural gas and Ashlar Senior TV Expanded Package in the Monthly Fee.

**EXHIBIT D**

**FLEXIBLE DINING PLANS**

**Resident Name** \_\_\_\_\_  
**Residence #** \_\_\_\_\_  
**Agreement Start Date** \_\_\_\_\_

Cottage and Villa residents are not automatically enrolled in Ashlar Village's dining program. At their option, Cottage and Villa residents may enroll in a dining plan, purchase a dining package at a discounted rate, or make reservations to dine on a specific day and pay per visit.

Apartment residents are required to participate in Ashlar Village's dining program as described below.

- 1) **20 Meal Plan**- Choose the 20 Meal per month plan and receive an allocated amount of Dining Dollars per month equivalent to 20 meals in the Dining Room. Residents choosing this plan will be credited a predetermined amount on their Monthly Fee. This plan allows residents to spend Dining Dollars in the Waterside Dining Room as well as in the Duck Inn. Dining Dollars cannot be used at the bar, Village Store, Salon, for guest meals or for alcohol. Dining Dollars not used in the month cannot be carried over.
  
- 2) **25 Meal Plan** - Choose the 25 Meal per month plan and receive an allocated amount of Dining Dollars per month equivalent to 25 meals in the Dining Room. Residents choosing this plan will be credited a predetermined amount on their Monthly Fee. This plan allows residents to spend Dining Dollars in the Waterside Dining Room as well as in the Duck Inn. Dining Dollars cannot be used at the bar, Village Store, Salon, for guest meals or alcohol. Dining Dollars not used in the month cannot be carried over.
  
- 3) **Standard Meal Plan**- Choose the Standard Meal Plan and receive an allocated amount of Dining Dollars per month equivalent to 1 meal per day per month. This plan is included in the monthly fee with no added cost. This plan allows Resident to spend their Dining Dollars in the Waterside Dining Room as well as in the Duck Inn. Dining Dollars cannot be used at the bar, Village Store, Salon, for guest meals, or for alcohol. Dining Dollars not used in the month cannot be carried over.



4) **45 Meal Plan** - Choose the 45 Meal per month plan and receive Dining Dollars equivalent to 45 meals per month. Residents choosing this plan will incur an additional charge for the 15 meals above the Standard Plan. This plan allows Resident to spend their Dining Dollars in the Waterside Main Dining Room as well as in the Duck Inn. Dining Dollars cannot be used at the bar, Village Store, Salon, or for guest meals or for alcohol. Dining Dollars not used in the month cannot be carried over.

5) **60 Meal Plan** - Choose 60 Meal per month plan and receive Dining Dollars equivalent to 60 meals per month. Residents choosing this plan will be charged for the 30 meals above the Standard Plan. This plan allows Resident to spend their Dining Dollars in the Waterside Dining Room as well as in the Duck Inn. Dining Dollars cannot be used at the bar, Village Store, Salon, for guest meals or for alcohol. Dining Dollars not used in the month cannot be carried over.

6) **Villa/Cottage 10 Meal Plan** - Villa and Cottage residents, may choose a 10 meal per month plan to receive Dining Dollars per month equivalent to 10 meals in the Waterside Dining Room. This plan allows Residents to spend their Dining Dollars in the Waterside Dining Room as well as in the Duck Inn. Dining Dollars cannot be used at the bar, Village Store, Salon, or for guest meals or for alcohol. Dining Dollars not used in the month cannot be carried over. *Villa/Cottage residents may also choose any of the other dining plan options.*

**\*All Dining Plans are subject to change with 30 Days written notice.**

**EXHIBIT E**

**FIRE SPRINKLER SYSTEM NOTICE**

**Resident Name**

**Residence #**

**Agreement Start Date**

**In accordance with P.A. 15-005, Section 57, of the Connecticut General Statutes, you are being notified that all apartments at Ashlar Village and Pond Ridge are equipped with working fire sprinkler systems.**

**These systems are maintained and inspected by a sprinkler contractor licensed by the State of Connecticut. The date of the most recent inspection was January 15, 2020.**

**Please note that Cottages and Villas are not equipped with fire sprinkler systems.**