

February 27, 2015

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

Dear Mr. Wysocki:

Enclosed please find one copy of the 2014 Disclosure Statement for
Masonicare at Ashlar Village, Wallingford, CT.

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

Thank you.

Sincerely,

Hilde M. Sager

Hilde Sager
Executive Director of Residential Services

MASONICARE AT ASHLAR VILLAGE
DISCLOSURE STATEMENT

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2014

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, 2014

Attachment A – Consolidated Financial Statements and Source and Use – 2015-2020

Attachment B – Current and Historical Listing of Entry and
Monthly Fees – 2008-2014

Attachment C – Actuarial Certificate

NAME AND ADDRESS OF PROVIDER

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

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

ASHLAR VILLAGE, INC. BOARD OF DIRECTORS

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

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

BUSINESS EXPERIENCE

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

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

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

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

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

JUDICIAL PROCEEDINGS

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

AFFILIATION

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

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

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

DESCRIPTION OF PROPERTY

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

BENEFITS INCLUDED IN THE ASHLAR VILLAGE MONTHLY FEE

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

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

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

INTEREST ON DEPOSITS HELD IN ESCROW

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

TERMINATION OF THE ASHLAR VILLAGE CONTRACT

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

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

There are no entry fees required for Pond Ridge.

RIGHTS OF SURVIVING SPOUSE

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

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

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

DISPOSITION OF PERSONAL PROPERTY

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

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

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

TAX CONSEQUENCES

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

RESERVE FUNDING-ESCROW ACCOUNTS

A. Reserve Fund Escrow Account

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

FINANCIAL STATEMENTS

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

PROFORMA INCOME STATEMENT 2012-2017

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

ENTRANCE FEES AND PERIODIC CHARGES

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

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

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

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

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

ACTUARIAL PRESENT VALUE OF PREPAID HEALTHCARE OBLIGATIONS

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

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

Pond Ridge residents do not receive this benefit.

NOTICE TO PROSPECTIVE RESIDENTS

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



CCRC
Actuaries, LLC

415 Main Street
Reisterstown, MD 21136-1905

Email: info@ccrcactuaries.com

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

8.

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

November 11, 2014

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

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

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

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

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

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

Respectfully,

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

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>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
5.9%	6.4%	7.8%	8.9%	9.7%	10.2%

Ashlar VillageExhibit II

Average Age of Residents

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

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
85.3	85.6	85.7	85.9	86.0

Health Care Utilization Rates

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

<u>Year</u>	Skilled Nursing Facility				<u>Days per 100 Residents</u>
	<u>Utilization Rate</u>		<u>Admission Rate</u>		
	<u>Patients</u>	<u>%</u>	<u>Patients</u>	<u>%</u>	
2014	9.0	2.0%	11.0	2.5%	720
2015	29.5	6.2%	31.7	7.2%	2,270
2016	40.2	8.1%	35.9	8.2%	2,961
2017	49.5	9.7%	38.6	8.8%	3,526
2018	56.8	10.8%	40.3	9.2%	3,946
2019	62.1	11.6%	41.5	9.5%	4,243

<u>Year</u>	Personal Care Facility				<u>Days per 100 Residents</u>
	<u>Utilization Rate</u>		<u>Admission Rate</u>		
	<u>Patients</u>	<u>%</u>	<u>Patients</u>	<u>%</u>	
2014	5.0	1.1%	7.0	1.6%	400
2015	14.5	3.1%	21.7	4.9%	1,114
2016	28.3	5.7%	22.0	5.0%	2,084
2017	37.0	7.2%	22.2	5.1%	2,633
2018	42.4	8.1%	22.4	5.1%	2,949
2019	45.9	8.6%	22.7	5.2%	3,137

Ashlar VillageExhibit IV

Occupancy Rates

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

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
93%	94%	94%	94%	94%	94%

Ashlar VillageExhibit V

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>
2014	11.0	7.0
2015	31.7	21.7
2016	35.9	22.0
2017	38.6	22.2
2018	40.3	22.4
2019	41.5	22.7

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>
2014	3,285	1,825
2015	10,770	5,286
2016	14,677	10,327
2017	18,072	13,493
2018	20,715	15,482
2019	22,650	16,747

Ashlar VillageExhibit VII

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	11	0	11
Personal Care	7	N/A	7

MASONICARE AT ASHLAR VILLAGE, INC.
DISCLOSURE STATEMENT
FEBRUARY 28, 2015

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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

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Masonicare at Ashlar Village



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.

Date

Resident's Signature

Print Name of Resident

July, 1999

Masonicare at Ashlar Village

NOTICE TO PROSPECTIVE RESIDENTS

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

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

ACKNOWLEDGEMENT

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

Date

Resident's Signature

Print Name of Resident

July, 1999

ATTACHMENT A

CONSOLIDATED FINANCIAL AND SOURCE AND USE STATEMENTS

2015-2020

**ASHLAR VILLAGE
CONSOLIDATED
PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2015 TO 2020**

5 Year Forecast

	<u>FY 2015 Budget</u>	<u>FY 2016 Estimated</u>	<u>FY 2017 Estimated</u>	<u>FY 2018 Estimated</u>	<u>FY 2019 Estimated</u>	<u>FY 2020 Estimated</u>
REVENUE						
Room & Board	\$ 11,407,821	\$ 11,750,056	\$ 12,102,557	\$ 12,465,634	\$ 12,839,603	\$ 13,224,791
Earned Entry Fee	5,795,000	5,899,500	6,046,988	6,192,115	6,334,534	6,524,570
Other Operating	<u>10,530,626</u>	<u>10,839,269</u>	<u>11,164,448</u>	<u>11,499,381</u>	<u>11,844,362</u>	<u>12,199,693</u>
TOTAL REVENUE	<u>27,733,447</u>	<u>28,488,825</u>	<u>29,313,992</u>	<u>30,157,130</u>	<u>31,018,499</u>	<u>31,949,054</u>
EXPENSES						
Salaries & Wages	5,230,940	5,335,559	5,442,270	5,551,115	5,662,138	5,775,380
Benefits	1,518,779	1,549,155	1,580,138	1,611,740	1,643,975	1,676,855
Professional Fees	3,439,321	3,549,379	3,659,410	3,769,192	3,878,499	3,990,975
Supplies & Other expenses	3,371,898	3,479,799	3,587,672	3,695,303	3,802,466	3,912,738
Mgmt Fee	815,012	841,092	867,166	893,181	919,083	945,737
Depreciation & Amortization	4,345,971	4,432,890	4,521,548	4,611,979	4,704,219	4,798,303
Interest	-	-	-	-	-	-
Expense Recovery	3,409,526	3,477,717	3,547,271	3,618,216	3,690,581	3,764,392
Total Expenses	<u>22,131,447</u>	<u>22,665,591</u>	<u>23,205,476</u>	<u>23,750,727</u>	<u>24,300,961</u>	<u>24,864,381</u>
Net Income from Operations	5,602,000	5,823,234	6,108,517	6,406,403	6,717,538	7,084,673
Investment Income	<u>1,770,661</u>	<u>1,601,569</u>	<u>1,601,569</u>	<u>1,601,569</u>	<u>1,601,569</u>	<u>1,601,569</u>
Net income	<u>\$ 7,372,661</u>	<u>\$ 7,424,803</u>	<u>\$ 7,710,086</u>	<u>\$ 8,007,972</u>	<u>\$ 8,319,107</u>	<u>\$ 8,686,242</u>

**ASHLAR VILLAGE
CCRC
PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2015 TO 2020**

	<u>FY 2015 Budget</u>	<u>FY 2016 Estimated</u>	<u>FY 2017 Estimated</u>	<u>FY 2018 Estimated</u>	<u>FY 2019 Estimated</u>	<u>FY 2020 Estimated</u>
REVENUE						
Room & Board (1)	\$ 11,407,821	\$ 11,750,056	\$ 12,102,557	\$ 12,465,634	\$ 12,839,603	\$ 13,224,791
Earned Entry Fee	5,795,000	5,899,500	6,046,988	6,192,115	6,334,534	6,524,570
Other Operating (1)	<u>727,535</u>	<u>742,086</u>	<u>764,348.27</u>	<u>787,279</u>	<u>810,897</u>	<u>835,224</u>
TOTAL REVENUE	<u>17,930,356</u>	<u>18,391,641</u>	<u>18,913,893</u>	<u>19,445,028</u>	<u>19,985,034</u>	<u>20,584,585</u>
EXPENSES						
Salaries & Wages (2)	2,581,200	2,632,824	2,685,480	2,739,190	2,793,974	2,849,853
Benefits (2)	846,722	863,656	880,930	898,548	916,519	934,850
Professional Fees	2,433,587	2,511,462	2,589,317	2,666,997	2,744,340	2,823,925
Supplies & Other expenses (3)	2,590,751	2,673,655	2,756,538	2,839,234	2,921,572	3,006,298
Mgmt Fee	515,990	532,502	549,009	565,480	581,878	598,753
Depreciation & Amortization	3,732,233	3,806,878	3,883,015	3,960,676	4,039,889	4,120,687
Amortization	-	-	-	-	-	-
Interest	2,537,026	2,587,767	2,639,522	2,692,312	2,746,159	2,801,082
Expense Recovery	-	-	-	-	-	-
Total Expenses	<u>15,237,509</u>	<u>\$ 15,608,743</u>	<u>15,983,812</u>	<u>16,362,437</u>	<u>16,744,331</u>	<u>17,135,448</u>
Net Income from Operations	2,692,847	\$ 2,782,898	2,930,081	3,082,591	3,240,703	3,449,137
Investment Income	<u>1,770,661</u>	<u>\$ 1,601,569</u>	<u>1,601,569</u>	<u>1,601,569</u>	<u>1,601,569</u>	<u>1,601,569</u>
Net income	<u>\$ 4,463,508</u>	<u>\$ 4,384,467</u>	<u>\$ 4,531,650</u>	<u>\$ 4,684,160</u>	<u>\$ 4,842,272</u>	<u>\$ 5,050,706</u>

Notes & Assumptions:

- (1) Revenues are anticipated to increase by 3% in future years.
- (2) Salaries are inflated at a rate of 2% per year, with employee benefits remaining 32.81% of salaries and wages.
- (3) Other operating expenses were inflated by 3.2, 3.1, 3.0, 2.9, 2.9%.

**ASHLAR VILLAGE
ASSISTED LIVING
PROJECTED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2015 TO 2020**

	<u>FY 2015 Budget</u>	<u>FY 2016 Estimated</u>	<u>FY 2017 Estimated</u>	<u>FY 2018 Estimated</u>	<u>FY 2019 Estimated</u>	<u>FY 2020 Estimated</u>
REVENUE						
Room & Board (1) Earned Entry Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Operating (1)	<u>9,803,091</u>	<u>10,097,184</u>	<u>10,400,099</u>	<u>10,712,102</u>	<u>11,033,465</u>	<u>11,364,469</u>
TOTAL REVENUE	<u>9,803,091</u>	<u>10,097,184</u>	<u>10,400,099</u>	<u>10,712,102</u>	<u>11,033,465</u>	<u>11,364,469</u>
EXPENSES						
Salaries & Wages (2)	2,649,740	2,702,735	2,756,789	2,811,925	2,868,164	2,925,527
Benefits (3)	672,057	685,498	699,208	713,192	727,456	742,005
Professional Fees	1,005,734	1,037,917	1,070,093	1,102,196	1,134,159	1,167,050
Supplies & Other expenses (3)	781,147	806,144	831,134	856,068	880,894	906,440
Mgmt Fee	299,022	308,591	318,157	327,702	337,205	346,984
Depreciation & Amortization	613,738	626,013	638,533	651,304	664,330	677,616
Amortization	-	-	-	-	-	-
Interest	872,500	889,950	907,749	925,904	944,422	963,311
Expense Recovery	-	-	-	-	-	-
Total Expenses	<u>6,893,938</u>	<u>7,056,848</u>	<u>7,221,664</u>	<u>7,388,291</u>	<u>7,556,630</u>	<u>7,728,933</u>
Net Income from Operations	2,909,153	3,040,336	3,178,436	3,323,811	3,476,835	3,635,536
Investment Income	-	-	-	-	-	-
Net income	<u>\$ 2,909,153</u>	<u>\$ 3,040,336</u>	<u>\$ 3,178,436</u>	<u>\$ 3,323,811</u>	<u>\$ 3,476,835</u>	<u>\$ 3,635,536</u>

**MASONICARE
PROJECTED CONSOLIDATED BALANCE SHEETS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2014 TO 2019**

	As of September 30, 2014	Estimated As of September 30, 2015	Estimated As of September 30, 2016	Estimated As of September 30, 2017	Estimated As of September 30, 2018	Estimated As of September 30, 2019
Current Assets:						
Cash	\$ 6,558,843	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	4,000,000	4,000,000
Restricted Cash	766,014	766,000	766,000	766,000	766,000	766,000
Patient receivables, net	22,037,942	22,663,000	23,189,000	23,834,000	24,406,000	24,967,000
Other receivables	6,834,301	6,834,000	6,834,000	6,834,000	6,834,000	6,834,000
Inventories	243,713	244,000	244,000	244,000	244,000	244,000
Prepaid expenses and other current assets	1,899,475	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Assets whose use is limited or restricted-required for current liabilities	3,626,542	3,627,000	3,627,000	3,627,000	3,627,000	3,627,000
Due from affiliates/interfund	-	-	-	-	-	-
Total current assets	41,966,830	40,034,000	40,560,000	41,205,000	41,777,000	42,338,000
Assets whose use is limited or restricted						
By board for capital purposes	106,124,610	108,430,000	108,709,000	109,469,000	110,701,000	112,311,000
Under patient asset management and trust agreements	533,819	534,000	534,000	534,000	534,000	534,000
Under indenture agreement-held by trustee	582,936	583,000	583,000	583,000	583,000	583,000
Under trust for estimated self insurance liability	13,886,648	13,887,000	13,887,000	13,887,000	13,887,000	13,887,000
By donors for specific purposes	3,686,279	3,627,000	3,627,000	3,627,000	3,627,000	3,627,000
By donors for permanent endowment funds	55,384,352	56,823,000	58,203,000	59,583,000	60,963,000	62,343,000
Total assets whose use is limited or restricted	180,198,644	183,884,000	185,543,000	187,683,000	190,295,000	193,285,000
Less: Assets whose use is limited or restricted- required for current liabilities and operating purposes	(3,626,542)	(3,627,000)	(3,627,000)	(3,627,000)	(3,627,000)	(3,627,000)
Non-current assets whose use is limited or restricted	176,572,102	180,257,000	181,916,000	184,056,000	186,668,000	189,658,000
Property and equipment, net	149,857,080	151,682,000	152,138,000	152,393,000	152,444,000	152,286,000
Unamortized financing costs	1,831,549	1,762,000	1,692,000	1,622,000	1,552,000	1,482,000
Recoveries of estimated insurance liabilities	231,398	231,000	231,000	231,000	231,000	231,000
Total assets	\$ 370,458,959	\$ 373,966,000	\$ 376,537,000	\$ 379,507,000	\$ 382,672,000	\$ 385,995,000

MASONICARE
PROJECTED CONSOLIDATED BALANCE SHEETS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2014 TO 2019

	As of September 30, 2014	Estimated As of September 30, 2015	Estimated As of September 30, 2016	Estimated As of September 30, 2017	Estimated As of September 30, 2018	Estimated As of September 30, 2019
Current Liabilities:						
Line of credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
current maturities of long-term debt	2,673,000	2,787,000	2,907,000	3,033,000	3,123,000	3,213,000
Accounts payable and accrued expenses	11,372,967	11,255,000	11,676,000	12,071,000	12,433,000	12,794,000
Accrued salaries and related expenses	7,868,838	8,877,000	9,020,000	9,226,000	9,410,000	9,599,000
Accrued pension and post retirement benefits, current portion	1,942,154	1,942,154	1,942,154	1,942,154	1,942,154	1,942,154
Estimated self-insurance liabilities, current portion	1,172,901	1,173,000	1,173,000	1,172,900	1,172,900	1,172,900
Estimated settlements due to third party payers	1,424,573	1,425,000	1,425,000	1,425,000	1,425,000	1,425,000
Annuities payable, current portion	320,109	320,000	320,000	320,000	320,000	320,000
Deferred patient service and other revenues	4,356,681	4,356,681	4,356,681	4,356,681	4,356,681	4,356,681
Deposits	1,817,870	1,817,870	1,817,870	1,817,870	1,817,870	1,817,870
Total current liabilities	32,949,093	33,953,705	34,637,705	35,364,605	36,000,605	36,640,605
Assets whose use is limited or restricted						
Accrued pension and post retirement benefits, net of current portion	13,896,096	13,896,096	13,896,096	13,896,096	13,896,096	13,896,000
Interest rate swap liability	16,394,771	16,394,771	16,394,771	16,394,771	16,394,771	16,394,771
Annuities payable, net of current portion	1,750,495	1,750,495	1,750,495	1,750,495	1,750,495	1,750,495
Refundable entry fees, net of current portion	37,597,398	37,597,398	37,597,398	37,597,398	37,597,398	37,597,398
Assets held for patient asset management, trust agreements and patient escrow accounts	526,649	526,384	526,384	526,384	526,384	526,384
Other Long Term Liabilities	852,151	852,151	852,151	852,151	852,151	852,151
Estimated self-insurance liabilities	10,930,663	10,930,000	10,930,000	10,930,000	10,930,000	10,930,000
Minority interest in consolidated subsidiary	3,266,489	3,516,000	3,516,000	3,516,000	3,516,000	3,516,000
Long-term debt, net of current maturities	98,869,224	96,082,000	93,175,000	90,143,100	87,021,100	83,806,196
Total liabilities	217,033,029	215,499,000	213,276,000	210,971,000	208,485,000	205,910,000
Net assets:						
Unrestricted	70,882,308	74,544,000	77,957,000	81,853,000	86,124,000	90,642,000
Temporarily restricted	2,757,344	2,782,000	2,808,000	2,832,000	2,857,000	2,882,000
Permanently restricted	79,786,278	81,141,000	82,496,000	83,851,000	85,206,000	86,561,000
Total net assets	153,425,930	158,467,000	163,261,000	168,536,000	174,187,000	180,085,000
Total liabilities and net assets	\$ 370,458,959	\$ 373,966,000	\$ 376,537,000	\$ 379,507,000	\$ 382,672,000	\$ 385,995,000

**MASONICARE
PROJECTED COMBINED STATEMENT OF OPERATIONS
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2015 TO 2019**

	Budget FY 2015	Estimated FY 2016	Estimated FY 2017	Estimated FY 2018	Estimated FY2019
REVENUE					
Net Patient Revenue	\$ 147,342,872	\$ 151,173,787	\$ 154,953,131	\$ 158,672,006	\$ 162,321,463
Resident Fees	19,564,490	20,073,167	20,574,996	21,068,796	21,553,378
Earned Entry Fee (Amortized)	5,750,000	5,899,500	6,046,988	6,192,115	6,334,534
Other Operating Revenue	12,745,745	13,077,134	13,404,063	13,725,760	14,041,453
TOTAL REVENUE	185,403,107	190,223,588	194,979,177	199,658,678	204,250,827
EXPENSES					
Salaries & Wages (2)	99,090,711	101,072,525	103,093,976	105,155,855	107,258,972
Benefits (2)	30,376,430	30,983,959	31,603,638	32,235,711	32,880,425
Professional Fees (3)	16,977,976	17,521,271	18,064,431	18,606,364	19,145,948
Supplies & Other expenses	26,611,704	27,463,279	28,314,640	29,164,079	30,009,838
Bad Debt	1,578,743	1,619,790	1,660,285	1,700,132	1,739,235
Depreciation (4)	9,846,705	10,043,639	10,244,512	10,449,402	10,658,390
Interest (5)	5,022,656	5,123,109	5,225,571	5,330,083	5,436,684
TOTAL EXPENSES	189,504,925	193,827,572	198,207,053	202,641,625	207,129,492
NET INCOME FROM OPERATIONS	(4,101,818)	(3,603,984)	(3,227,875)	(2,982,948)	(2,878,665)
Investment Income	5,790,503	6,000,000	6,000,000	6,000,000	6,000,000
Contributions	1,724,000	1,500,000	1,500,000	1,500,000	1,500,000
Unrealized gains/(losses) on investments	2,850,000	-	-	-	-
NET INCOME/LOSS	\$ 6,262,685	\$ 3,896,016	\$ 4,272,125	\$ 4,517,052	\$ 4,621,335

NOTES AND ASSUMPTIONS:

- (1) Revenues are anticipated to increase by 2.6%, 2.5%, 2.4% and 2.3% in future years
- (2) Salaries are inflated at a rate of 2% per year, with employee benefits remaining 30.66% of salaries and wages
- (3) Other operating expenses were inflated by 3.2%, 3.1%, 3.0% and 2.9% in future years
- (4) Based on increase of 2% per year

ATTACHMENT B

CURRENT AND HISTORICAL LISTING OF ENTRY AND
MONTHLY FEES

1984-2015

Masonicare at Ashlar Village

10/01/2014

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

Monthly Fees & Care Plans

ASSISTED LIVING at Pond Ridge

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

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

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

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

For couples:

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

Example:

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

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

Core Services & Amenities

ASSISTED LIVING at Pond Ridge

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

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

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

COTTAGES

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

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

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

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

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

Beech	\$1,564.00	\$1,792.00
Birch	\$1,716.00	\$1,944.00

Two Bedroom (One Bath)

Pine	\$2,113.00	\$2,339.00
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Two Bedroom (One and One-Half Bath)

Oak	\$2,300.00	\$2,528.00
Traditional	\$2,369.00	\$2,597.00
Traditional II	\$2,369.00	\$2,597.00
Traditional III	\$2,628.00	\$2,857.00
Contemporary	\$2,628.00	\$2,857.00

Two Bedroom (Two Full Baths)

*Oak II	\$2,652.00	\$2,876.00
Willow	\$2,680.00	\$2,909.00

*New Units effective 4/1/04

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

*C*ore Services Included In the Monthly Fee:

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

*A*menities Included in the Monthly Fee:

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

Assisted Living Schedule of Fees

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

Personal Care Plan Options

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

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

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

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

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

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

Masonicare at Ashlar Village

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

TO: ASHLAR VILLAGE RESIDENTS

FROM: Hilde Sager
Assistant Administrator

DATE: August 29, 2013

SUBJECT: Fiscal Year 2014

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

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

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

1 Bedroom	\$1,340.00	\$1,789.00
2 Bedroom	\$1,485.00	\$1,942.00

COTTAGES

1 Bedroom	\$1,102.00	\$1,189.00
2 Bedroom	\$1,226.00	\$1,303.00
2 Bedroom Exp.	\$1,243.00	\$1,320.00

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

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

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

(February 19, 2003 Price Structure)

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

*New Units effective 4/1/04

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

Masonicare at Ashlar Village

10/1/2012

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

Assisted Living Schedule of Fees

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

Personal Care Plan Options

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

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

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

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

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

Core Services Included In the Monthly Fee:

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

Personal Care Services Included In the Monthly Fee:

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

Hearth Schedule of Fees:

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

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

1 Bedroom	\$1,263.00	\$1,686.00
2 Bedroom	\$1,400.00	\$1,830.00

COTTAGES

1 Bedroom	\$1,039.00	\$1,120.00
2 Bedroom	\$1,155.00	\$1,228.00
2 Bedroom Exp.	\$1,172.00	\$1,245.00

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

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

Two Bedroom (One Bath)

Pine	\$1,933.00	\$2,141.00
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Two Bedroom (One and One-Half Bath)

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

Two Bedroom (Two Full Baths)

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

*New Units effective 4/1/04

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

(February 19, 2003 Price Structure)

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

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

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

COTTAGES

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

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

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

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 30, 2011

SUBJECT: Fiscal Year 2012

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

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

IV. MEAL CREDIT

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

ASHLAR VILLAGE/POND RIDGE HAIR/BARBER SALON

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

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

1 Bedroom	\$1,263.00	\$1,686.00
2 Bedroom	\$1,400.00	\$1,830.00

COTTAGES

1 Bedroom	\$1,039.00	\$1,120.00
2 Bedroom	\$1,155.00	\$1,228.00
2 Bedroom Exp.	\$1,172.00	\$1,245.00

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

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

Two Bedroom (One Bath)

Pine	\$1,933.00	\$2,141.00
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Two Bedroom (One and One-Half Bath)

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

Two Bedroom (Two Full Baths)

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

*New Units effective 4/1/04

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

(February 19, 2003 Price Structure)

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

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

Masonicare at Ashlar Village Assisted Living Schedule of Services and Fees

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

Core Services *Included* in the Monthly Fee:

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

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

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

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

10/09

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

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

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

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

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

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

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

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

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

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

Masonicare at Ashlar Village

10/1/2010

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

Prices are subject to change.

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

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

COTTAGES

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

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

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

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

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

Apple	\$1,389.00	\$1,592.00
Birch	\$1,524.00	\$1,727.00

Two Bedroom (One Bath)

Pine	\$1,877.00	\$2,079.00
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Two Bedroom (One and One-Half Bath)

Oak	\$2,044.00	\$2,247.00
Traditional	\$2,105.00	\$2,308.00
Traditional II	\$2,105.00	\$2,308.00
Traditional III	\$2,335.00	\$2,539.00
Contemporary	\$2,335.00	\$2,539.00

Two Bedroom (Two Full Baths)

*Oak II	\$2,356.00	\$2,555.00
Willow	\$2,382.00	\$2,584.00

*New Units effective 4/1/04

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 30, 2010

SUBJECT: Fiscal Year 2011

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

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

IV. MEAL CREDIT

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

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

ASHLAR VILLAGE/POND RIDGE HAIR/BARBER SALON

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

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

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

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

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

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

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

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

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

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

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

Pond Ridge

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

SERVICE

FOOD SERVICE

Guest Meals

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

Meal Delivery for Residents

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

Meal Credit

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

Housekeeping

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

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

MAINTENANCE

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

POND RIDGE HAIR SALON

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

RECREATION

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

Masonicare at Ashlar Village

10/1/2009

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

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 26, 2009

SUBJECT: Fiscal Year 2010

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

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

IV. MEAL CREDIT

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

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

ASHLAR VILLAGE/POND RIDGE HAIR/BARBER SALON

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

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

1 PERSON

2 PERSON

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

APARTMENTS

1 Bedroom

\$1,190.00

\$1,589.00

2 Bedroom

\$1,319.00

\$1,725.00

COTTAGES

1 Bedroom

\$ 980.00

\$1,051.00

2 Bedroom

\$1,088.00

\$1,157.00

2 Bedroom Exp.

\$1,105.00

\$1,174.00

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

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

*New Units effective 4/1/04

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

(February 19, 2003 Price Structure)

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

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

Pond Ridge

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

SERVICE

FOOD SERVICE

Guest Meals

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

Meal Delivery for Residents

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

Meal Credit

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

Housekeeping

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

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

MAINTENANCE

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

POND RIDGE HAIR SALON

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

RECREATION

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

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

1 PERSON

2 PERSON

PHASE I

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

APARTMENTS

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

COTTAGES

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

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

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

*New Units effective 4/1/04

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

(February 19, 2003 Price Structure)

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

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

TO: ASHLAR VILLAGE RESIDENTS

FROM: Jon-Paul Venoit
President

DATE: August 27, 2008

SUBJECT: Fiscal Year 2009

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

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

IV. MEAL CREDIT

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

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

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



*An Ageless
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*Cheshire Road
P.O. Box 70*

Wallingford, CT 06492

Tel 203-679-6401

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www.masonicare.org

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

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

Core Services *Included* in the Monthly Fee:

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

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

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

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

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

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

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

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

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

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

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

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

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

Pond Ridge

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

SERVICE

FOOD SERVICE

Guest Meals

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

Meal Delivery for Residents

Meal Delivery to Room	\$5.00
(Non-illness related, limited availability)	

Meal Credit

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

Housekeeping

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

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

MAINTENANCE

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

HAIR SALON CHARGES

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

RECREATION

Recreation Out-trips	Varies
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<u>CABLE</u>	\$28.00
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ASHLAR VILLAGE
FISAL YEAR 2008 MONTHLY FEE
(EFFECTIVE OCTOBER 1, 2007)

1 PERSON

2 PERSON

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

APARTMENTS

1 Bedroom	\$1,121.00	\$1,498.00
2 Bedroom	\$1,244.00	\$1,626.00

COTTAGES

1 Bedroom	\$ 923.00	\$ 990.00
2 Bedroom	\$1,025.00	\$1,091.00
2 Bedroom Exp.	\$1,042.00	\$1,107.00

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

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

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

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

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

(April 1, 2001 Price Structure)

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

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

(April 1, 2001 Price Structure)

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

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

(February 19, 2003 Price Structure)

1 PERSON

2 PERSON

COTTAGES

One Bedroom (One Bath)

Apple	\$1,272.00	\$1,457.00
Birch	\$1,395.00	\$1,581.00

Two Bedroom (One Bath)

Pine	\$1,717.00	\$1,902.00
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Two Bedroom (One and One-Half Bath)

Oak	\$1,870.00	\$2,056.00
Traditional	\$1,926.00	\$2,113.00
Traditional II	\$1,926.00	\$2,113.00
Traditional III	\$2,137.00	\$2,323.00
Contemporary	\$2,137.00	\$2,323.00

Two Bedroom (Two Full Baths)

*Oak II	\$2,155.00	\$2,339.00
Willow	\$2,181.00	\$2,365.00

*New Units effective 4/1/04

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

(February 19, 2003 Price Structure)

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

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

(4/1/04)

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

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

(4/1/04)

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

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

(1/17/06 Price Structure)

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

Revised Beech – to \$1,291

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

(1/17/06 Price Structure)

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

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

(1/17/06 Price Structure)

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

ATTACHMENT C
ACTURIAL CERTIFICATE



415 Main Street
Reisterstown, MD 21136-1905

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

Email: info@ccrcactuaries.com

Ashlar Village Retirement Community Statement of Actuarial Opinion

November 11, 2014

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

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

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

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

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

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

Respectfully,

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