



Comprehensive Actuarial Study

December 31, 2015

Report Date: September 26, 2016

YOUR ACTUARIES FOR THE LONG-TERM!

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SECTION I—EXECUTIVE SUMMARY

Continuing Care Actuaries was engaged by the Management of The Bethel Methodist Home (the “Sponsor”), to conduct a Comprehensive Actuarial Study (the “Study”) for Westchester Meadows, a lifecare community located in Valhalla, New York. The current owners declared bankruptcy in December 2015 and has placed all of their assets up for sale. Westchester Meadows is currently being acquired by The Bethel Methodist Home (“Bethel”) from Hebrew Hospital Senior Housing. For this report, it is assumed that Bethel will be managing Westchester Meadows and will be referred to as “the Sponsor”.

Westchester Meadows will be owned and operated by the Sponsor, incorporated under the laws of the State of New York. Westchester Meadows is organized as a lifecare community and offers a range of services from totally Independent Living, through occasional health care in the units, daily personal care in the Enriched Housing units and a full-time Skilled Nursing Facility. Westchester Meadows currently consists of 120 Independent Living Units and 10 Enriched Housing Units and 20 Skilled Nursing Units. Residents of the Independent Living Units pay an up-front Entrance Fee and enter into a contract under which they have the right to occupy an Independent Living Unit for the remainder of their life, or until such time as they need to be transferred to Enriched Housing or to the Skilled Nursing facility or until the resident’s voluntary termination of the agreement and subsequent withdrawal from the community. The Enriched Housing Units and Skilled Nursing Units may be occupied by individuals who are not residents with lifecare contracts, but who pay on a per-diem basis. However, collectively, lifecare Entrance and Monthly Fees are intended to cover the cost of operating the facilities and providing health care and other services to lifecare residents. Lifecare Entrance Fees are held in trust by Westchester Meadows subject to refund requirements of the Residency Agreement.

The scope of our Study consisted of an evaluation of the current residential fee structure, development of projected statements of cash flows, and development of an Actuarial Balance Sheet as mandated by the New York Insurance Department. This Comprehensive Actuarial Study was performed under the guidelines contained in the American Academy of Actuary's Actuarial Standard of Practice Number 3, “Practices Relating to Continuing Care Retirement Communities.”

In order to perform the actuarial analysis, we projected initial residents and subsequent residents through various levels of care until move-out or death. The rate of permanent and temporary nursing transfers, deaths and withdrawals were developed based on the lifecare contractual provisions used at Westchester Meadows and Continuing Care Actuaries’ demographic database for lifecare residents with similar health care and Entrance Fee refund guarantees. In total, this database comprises approximately 600,000 residential life-years of lifecare demographic experience. The population projections were combined with expense and revenue assumptions to develop projected cash flows and contingent assets and liabilities. A by-product of these cash flow projections is the Actuarial Pricing Analysis and Actuarial Balance Sheet, which examine the financial adequacy of the current residential fee structure.

Section II presents the key assumptions utilized throughout the analysis.

Section III presents a summary of the current residential contract including the health care guarantees made to residents and the financial requirements of residents. It also presents a summary of the unit configuration and residential occupancy of Westchester Meadows.

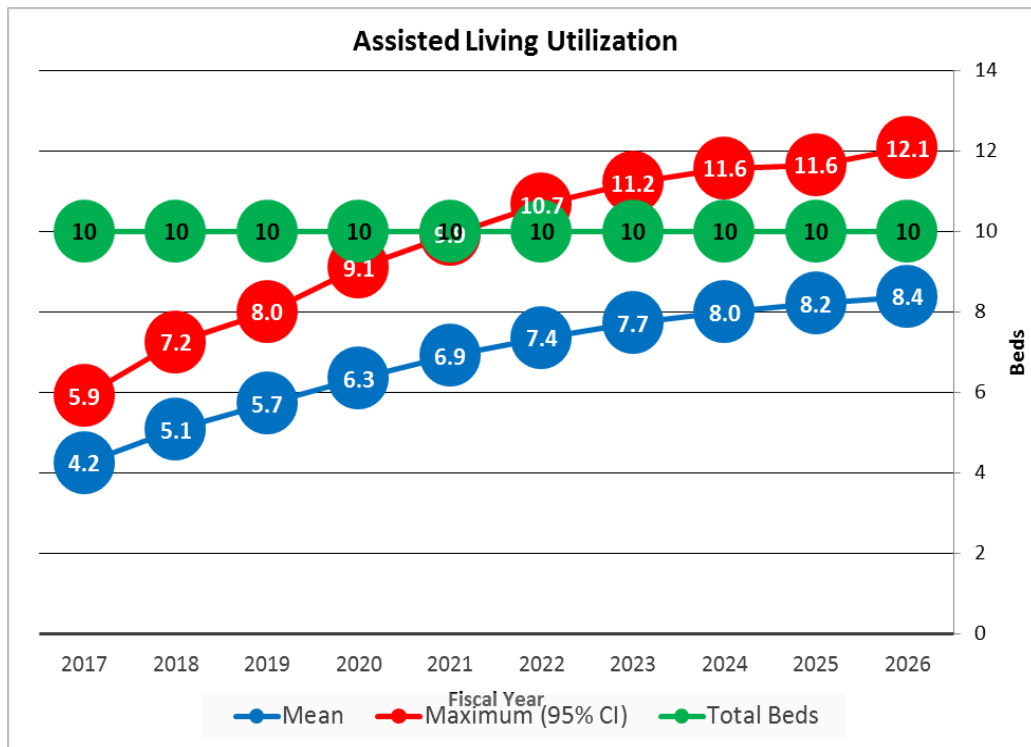
Section IV includes an analysis of the expected demographic characteristics of new entrants.

Section V presents a summary of financial assumptions incorporated in the analysis.

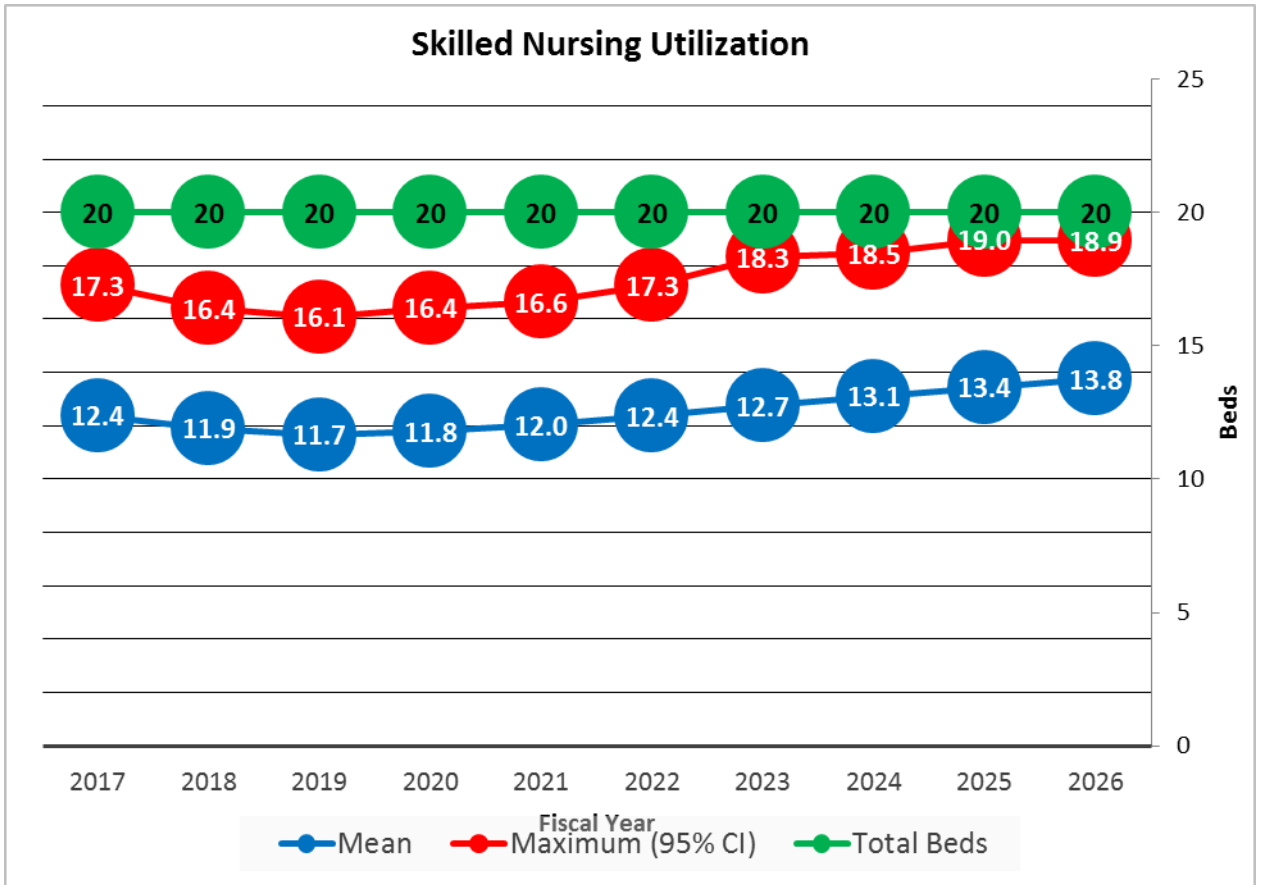
Section VI presents the results of the actuarial analysis for current residents and new residents in 2016.

Summary of Findings and Recommendations

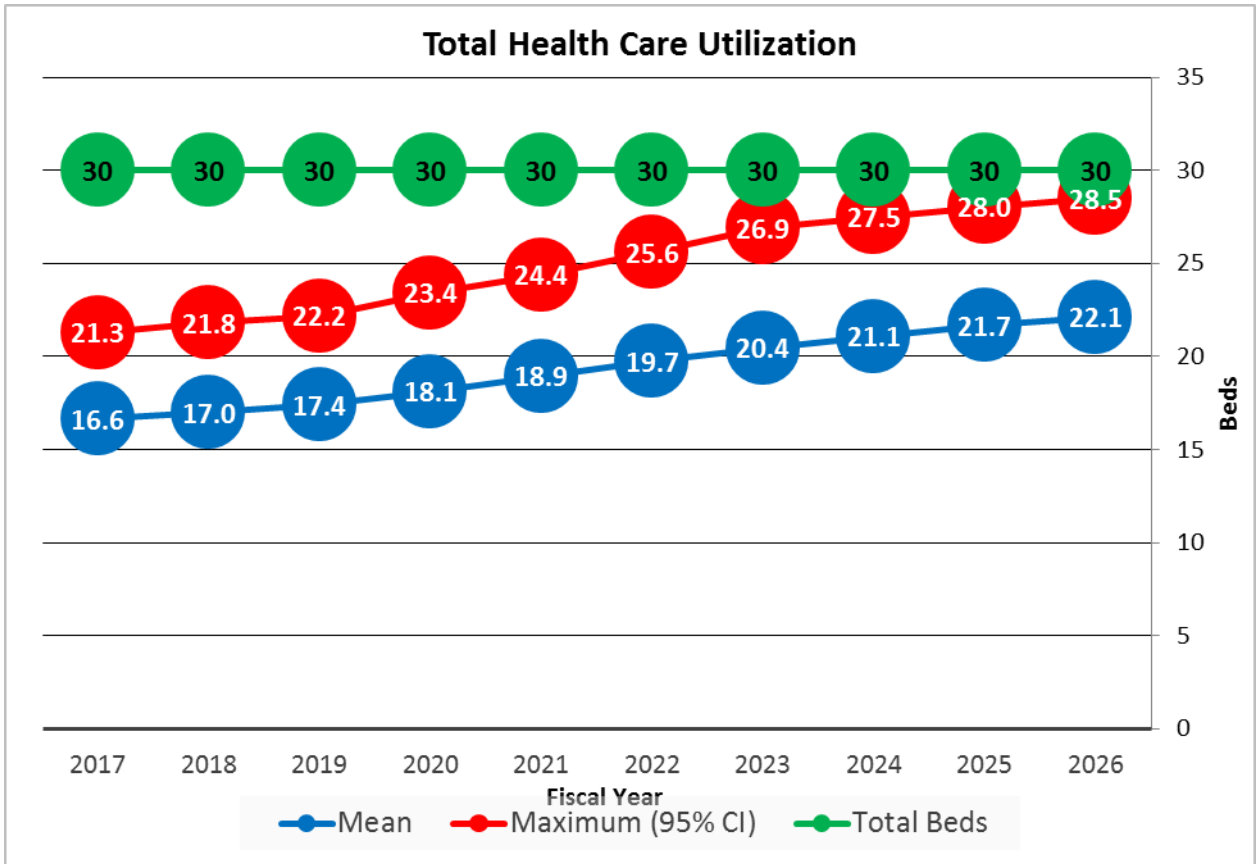
- 1) As of December 2015, Westchester Meadows has entered Chapter 11 bankruptcy. Hebrew Hospital Senior Housing is selling the community by the end of 2016, and it is assumed that no new entrants are entering the community until after it is sold. The new owners are adjusting the debt schedules, operating expenses, and pricing as shown in this report.
- 2) Bethel currently has a business plan underway for turning around Westchester Meadows’ financial situation. Under the assumption that ILU occupancy will steadily increase to 92.0%, the financial projection indicates that Westchester Meadows will generate positive cash flow, except in fiscal year 2018.
- 3) The projected occupancy of Enriched Housing Units by independent living residents with the 80% and 95% confidence intervals is detailed below.



The projected occupancy of the Skilled Nursing Facility by independent living residents with the 80% and 95% confidence intervals is detailed below. In the financial model, it's assumed that Westchester Meadows has obtained an outside admissions waiver for their skilled nursing facility.



The projected occupancy of the combined Enriched Housing and Skilled Nursing units by continuing care residents with the 80% and 95% confidence intervals is detailed in the following chart. The projected number of Assisted Living Units and Skilled Nursing Beds occupied by continuing care residents gradually increases throughout the population projection. If the Assisted Living and Skilled Nursing populations increase to over 100% Management should have a contingency plan to provide care for these additional residents at another location.



- 4) Bethel is requesting that the seven year window for bringing in outside residents into Westchester Meadows' skilled nursing facility be waived. Given the size of the skilled nursing unit, it is critical to maintain occupancy with outside admits to operate efficiently. A lower occupancy in the skilled nursing units will harm all of the lifecare residents.

- 5) We have lowered the building's value compared to the prior Westchester Meadows actuarial report based on the detail of the sale to Bethel.

- 6) The pricing analysis shows that the Type B – 90% Refundable contract is priced in 2016 with an average expected surplus of \$255,098 which represents a margin of approximately 27.3% of the present value of contractual liabilities. The pricing analysis shows that the Type B – Traditional contract is priced in 2016 with an average expected surplus of \$269,698 which represents a margin of approximately 36.3% of the present value of contractual liabilities. The pricing analysis shows that the Type C – 90% Refundable contract is priced in 2016 with an average expected surplus of \$240,638 which represents a margin of approximately 26.1% of the present value of contractual liabilities. The pricing analysis shows that the Type C – Traditional contract is priced in 2016 with an average expected surplus of \$245,054 which represents a margin of approximately 33.0% of the present value of contractual liabilities. Generally, it is our recommendation to target a margin of approximately 10% in order to cover possible adverse fluctuations that may occur in the future. These adverse fluctuations can include both changes in economic

assumptions, such as expected inflation, and changes in demographic assumptions, such as nursing care utilization.

- 7) **It should be noted that in accordance with the tests required by 11 NYCRR Part 350.8(a) and 350.4(a), the prospective reserve liability is greater than the retrospective reserve liability and the assets supporting the reserve liabilities held by the community are less than the reserve liabilities.**

It should also be noted that Westchester Meadows is projected to meet the minimum liquid reserve required by the State of New York.

While the actuarial balance shows a deficit in years 2015 through 2016, this is a direct result of the current bankruptcy and the liability associated with the existing residents. The strong pricing of the new contracts result in positive cash flows and an improving balance sheet.

The results of our study are based on estimates of demographic and economic assumptions of the most likely outcome. Considerable uncertainty and variability are inherent in such estimates. Accordingly, the subsequent emergence of actual residential movements and actual revenues and expenses may not conform to the assumptions used in our analysis. Consequently, the subsequent development of these items may vary considerably from expected results.

Management should scrutinize future developments, which may cause the financial results to deteriorate. These developments include higher apartment vacancy rates, higher expense inflation, higher nursing care utilization by lifecare residents and/or longer life expectancies than those assumed in the current projection.



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SECTION II—KEY ASSUMPTIONS

Continuing Care Actuaries has utilized the following assumptions for Westchester Meadows throughout the Study:

Revenue and Expense Assumptions:

Entrance Fee Inflation	4.00%
Monthly Fee Inflation	4.00%
Enriched Housing Per Diem Inflation	4.00%
Skilled Nursing Per Diem Inflation	4.00%
General Expense Inflation Rate	4.00%
Medical Expense Inflation Rate	4.00%
Interest Earnings	3.50%
Discount Rate	6.00%

Occupancy Assumptions:

Independent Living Occupancy	92.0% in 2021
Enriched Housing Occupancy	80%
Skilled Nursing Occupancy	92% **

New Entrant Contract Distributions:

Type B – 90% Refundable	5.0%
Type B – Traditional	5.0%
Type C – 90% Refundable	75.0%
Type C – Traditional	15.0%

***It is assumed that Westchester Meadows has obtained an outside admissions waiver for their skilled nursing facility.*

Distribution of New Residents by Gender/Couple/Age:

<u>Type of New Entrant</u>	<u>Assumed Distribution</u>	<u>Male Age</u>	<u>Female Age</u>
Single Male	12.5%	84	
Single Female	67.5%		83
Couple	20.0%	84	82

SECTION III—RESIDENTIAL CONTRACT INFORMATION

In order to be accepted for residency at Westchester Meadows, prospective residents must complete an application. Upon notification of medical and financial approval, a residency agreement (the “Residency Agreement”) is signed and the prospective resident, or residents, pay a deposit equal to 10% of the total Entrance Fee for the Independent Living Unit selected.

The Residency Agreement stipulates that prospective residents pay the remaining balance of the Entrance Fee upon the earlier of the date the resident assumes residency, or 60 days following the date the Residency Agreement is signed.

Current Contracts:

For the first 90 days after the resident pays the Entrance Fee in full, the Entrance Fee is fully refundable should the resident terminate the Residency Agreement. At the end of the 90-day period, the Entrance Fee refund will be reduced by a 4% administration fee. For the next forty-eight months, the residential component of the Entrance Fee refund will be reduced by 2% per month. At the end of fifty-one total months, the Entrance Fee will no longer be refundable.

It should be noted that Westchester Meadows previously offered Type A lifecare contracts only with a residential and lifecare component. Some of these contract refund provisions had a 90% refund of the residential portion of the Entrance Fee as well as a declining non-refundable lifecare portion. There are still numerous residents under the previous contracts. The cash flows reflect the refunds under all contracts.

Refunds made to the resident or, if applicable, to the resident’s estate, will be reduced by: a) amounts due for unpaid Monthly Fees and accrued interest thereon; b) amounts advanced by the Sponsor to help residents pay their Monthly Fee because of financial hardship; c) costs specifically incurred at the request of the resident, d) any other amounts due to the Sponsor and accrued interest thereon; and e) the cost of refurbishing the resident’s Independent Living Unit for use by a new resident. Under the terms of the Residency Agreement, refunds will be made no later than 30 days after a new resident pays the then applicable Entrance Fee for the Independent Living Unit, but no later than one year after termination of the Residency Agreement.

After assuming occupancy at Westchester Meadows, the resident will pay a Monthly Fee (including a second person fee, when applicable) in consideration for the services and facilities provided to all residents. Monthly Fees are payable beginning on the earlier of the date the resident assumes residency in the Independent Living Unit or 60 days after the Independent Living Unit is available for residency. If a resident is unable to pay his or her Monthly Fee, the Sponsor may decide to defer amounts owed and deduct these amounts from any refund of the Entrance Fee upon termination of the Residency Agreement or death of a resident.

As of December 31, 2015 the Type B contract has been the only offered contract to new residents since December 31, 2008. This contract type allows for 60 free days in Enriched Housing and Skilled Nursing, after which time the resident must pay the per diem rate.

Depending on when the Residency Agreement was executed, there are various limitations on the yearly increase in Monthly Fees. Residents that executed the Agreement prior to 2001, have the inflation capped at 5.0% per year. Residents that executed the Agreement in 2001, have the Monthly Fee inflation capped at 5.0% per year. Residents that executed the Agreement in 2002 through 2005, have the Monthly Fee inflation capped at 5.0% per year. Residents that executed the agreement in 2006 and after, do not have a cap on the Monthly Fee inflation.

Due to these limitations, the current Monthly Fees in place at Westchester Meadows are higher than the fees that some residents are currently paying. The residents under the previously signed Residency Agreements will see inflation equal to the maximum amount under their contract until their fees are equivalent to the then current rate for new residents at Westchester Meadows. The following table displays the current Monthly Fees for new residents at Westchester Meadows. The various Monthly Fee amounts under the previous Residency Agreements are displayed in the cash flows on pages 36 to 39.

Due to Westchester Meadows' bankruptcy and resulting purchase by Bethel, the existing residents still at Westchester Meadows have been asked to sign an addendum to their contracts. The addendum states that ten percent of a resident's refund will be due thirty days after a new resident signs a residency agreement and pays the Entrance Fee for the resident's original unit. The remaining ninety percent of that resident's refund will be paid out to the resident's estate as Westchester Meadows achieves certain financial targets. The addendum only applies to the resident's Entrance Fee refund, and that all other conditions of their original contracts still apply.

New Contracts:

Westchester Meadows will offer four contracts to new residents beginning in 2016, they are a Type B – 90% Refundable contract, a Type B – Traditional contract, a Type C – 90% Refundable contract, and a Type C – Traditional contract. The new Type B contracts are assumed to follow the same healthcare guarantees as the existing Type B contract; upon transferring to assisted living or skilled nursing the residents would pay a discounted rate of the per diem residents at those levels of care. Type C residents would pay the per diem rates at either level of healthcare.

For the new 90% refundable contracts, it is assumed that after ninety days of occupancy, the resident's Entrance Fee becomes 90% refundable payable upon reoccupancy of the resident's unit to the resident themselves or the resident's estate. The new Traditional contracts follow a similar amortization to the existing Lifecare contracts; after ninety days of occupancy the Entrance Fee is reduced by the 4% administration fee, and further reduced by 2% per month over the next forty-eight months.

Westchester Meadows

**Exhibit A
Resident Contract Fees by Unit Type
Calendar Year 2016**

<u>Type B Contracts</u>	<u>Entrance Fee</u>		<u>Monthly Fee*</u>
<u>Unit Type</u>	<u>90% Refundable</u>	<u>Traditional</u>	<u>Both Contracts</u>
One Bedroom Traditional (Bayberry)	\$285,500	\$171,700	\$3,390
One Bedroom Deluxe (Elmwood)	395,500	234,600	3,990
Two Bedroom Traditional (Harthorne)	460,500	271,700	4,950
Two Bedroom Deluxe (Montgomery)	495,500	291,700	5,190
Two BR Deluxe-Bay Window (Whitney)	489,500	288,300	5,090
Two BR Deluxe/Dining (Knollwood)	550,500	323,100	5,690
<u>Two BR Deluxe /Den/Solarium (Winthrop)</u>	<u>644,500</u>	<u>376,900</u>	<u>6,155</u>
Couples Fee	\$20,000	\$20,000	\$1,200

** Monthly Fees vary for residents that entered prior to 2016.*

<u>Type C Contracts</u>	<u>Entrance Fee</u>		<u>Monthly Fee*</u>
<u>Unit Type</u>	<u>90% Refundable</u>	<u>Traditional</u>	<u>Both Contracts</u>
One Bedroom Traditional (Bayberry)	\$265,500	\$151,700	\$3,190
One Bedroom Deluxe (Elmwood)	375,500	214,600	3,790
Two Bedroom Traditional (Harthorne)	440,500	251,700	4,750
Two Bedroom Deluxe (Montgomery)	475,500	271,700	4,990
Two BR Deluxe-Bay Window (Whitney)	469,500	268,300	4,890
Two BR Deluxe/Dining (Knollwood)	530,500	303,100	5,490
<u>Two BR Deluxe /Den/Solarium (Winthrop)</u>	<u>624,500</u>	<u>356,900</u>	<u>5,955</u>
Couples Fee	\$0	\$0	\$1,000

** Monthly Fees vary for residents that entered prior to 2016.*

Exhibit B
Type, Number and Square Footage of Units

<u>Type of Unit</u>	<u>Number of Units</u>	<u>Approximate Square Footage</u>
<u>Independent Living Units</u>		
One Bedroom Traditional (Bayberry)	24	701
One Bedroom Deluxe (Elmwood)	32	879
Two Bedroom Traditional (Harthorne)	32	1,047
Two Bedroom Deluxe (Montgomery)	8	1,173
Two Bedroom Deluxe-Bay Window (Whitney)	8	1,146
Two Bedroom Deluxe/Dining (Knollwood)	8	1,320
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>8</u>	<u>1,589</u>
Total	120	120,280

<u>Type of Unit</u>	<u>Number of Units</u>	<u>Approximate Total Square Footage</u>
Enriched Housing	10	11,235
Skilled Nursing	20	11,235

SECTION IV—POPULATION PROJECTION

A. Methodology - Developing Demographic Assumptions

In order to project the future residents through the various levels of care, we first developed the demographic assumptions as input to the population projections using Continuing Care Actuaries' demographic database for CCRC residents. This database comprises over 600,000 CCRC residential life-years of demographic experience. The database assumptions used in this analysis reflect experience of communities with similar health care guarantees as Westchester Meadows. These assumptions, which include mortality rates, morbidity rates (permanent and temporary transfer rates) and withdrawal rates (move-out rates), were applied to the future resident populations.

In order to develop these demographic assumptions, we collected historical resident movements relating to death, transfers and move-outs from Westchester Meadows. We compiled the experience at the community from opening April 29, 2002 to December 31, 2015. The information was compiled and applied against the corresponding life-years of exposure in order to develop historic decrement rates.

The number of life-years exposure for mortality and morbidity involved in this study is not completely statistically credible. Therefore, it was necessary for us to compare these historic rates to industry experience, and smooth out any anomalies that emerged in the underlying data. The basis of these adjustments can be found in Credibility Theory, which, in general, states that the community's experience becomes more credible as exposure life-years increases. In general, female experience at the community tended to be much more credible, due to the larger amount of exposure years for females. In addition, the Independent Living experience tends to be more credible than nursing experience due to the much larger amount of exposure years for Independent Living residents.

In addition, in order for us to gain more comfort in the demographic assumptions, we compared resident transfers (both permanent and temporary), deaths and move-outs against a simulated population projected through our model. We then adjusted the mortality and morbidity rates in our simulation model to more closely reflect the actual experience at Westchester Meadows.

The following table shows the life expectancy for new entrants to Westchester Meadows. It should be noted that this is not the life expectancy for a resident already living in the community; rather it shows, for a new entrant that has just recently passed the financial underwriting qualifications associated with entry into the community, the expected time spent in each level of care over the resident's expected lifetime.

**Life Expectancy In Years by Level of Care
For Independent Living New Entrant
Based on Expected Demographic Assumptions**

Female Entrants				
Entry <u>Age</u>	Independent <u>Living</u>	Enriched <u>Living</u>	Skilled <u>Nursing</u>	<u>Total</u>
70	18.9	1.0	1.4	21.2
75	15.6	0.9	1.4	18.0
80	12.4	0.8	1.3	14.5
85	9.5	0.7	1.1	11.3
90	7.2	0.6	1.0	8.7

Male Entrants				
Entry <u>Age</u>	Independent <u>Living</u>	Enriched <u>Living</u>	Skilled <u>Nursing</u>	<u>Total</u>
70	16.5	1.0	1.5	19.0
75	13.6	0.9	1.4	15.9
80	10.8	0.8	1.3	12.9
85	8.5	0.7	1.1	10.2
90	6.6	0.6	0.9	8.1

B. Methodology - Projections

Once demographic assumptions are developed, we project resident movements from December 31, 2015 through the various levels of care until move-out or death. Independent Living Units turnovers due to death, permanent transfer and voluntary move-out are projected. Future entrants are admitted into the community based on projected Independent Living Unit turnovers. The demographic characteristics of these new entrants are based on the current and historical residents at Westchester Meadows as well as similar communities. Each generation, or year, of new entrants, are tracked through various levels of care until death. The total Independent Living Unit turnover from each generation of entrants is developed in our projection system.

We developed population projections based on the expected scenario. The expected scenario is based on the most likely outcome. The output of our population projection under the expected scenario is presented in the Appendix.

C. Historical Analysis

Continuing Care Actuaries analyzed the historic demographic activity at Westchester Meadows from opening April 29, 2002 to December 31, 2015. The experience was analyzed to produce appropriate mortality rates, morbidity rates (healthcare transfer rates) and voluntary withdrawal rates to be used in future projection flows at Westchester Meadows. The development of appropriate projection assumptions involves the use of the mathematical concept of statistical credibility. Continuing Care Actuaries has developed a national CCRC demographic database that is based on the experience gathered for over 600,000 life-years of experience by our company. This experience includes our demographic study sponsored by the National Institute of Health, as well as the Society of Actuaries and the American Association for Services and Homes for the Aging. This study was completed by Continuing Care Actuaries in 2002 and consists of the demographic experience at 70 CCRCs, representing multiple delivery, financing and geographical regions of the United States. The actual study can be found at www.ccractuaries.com under NIA Report.

D. Results

Demographic Characteristics of Future Residents

The population projection is based on the expected demographic characteristics of Westchester Meadows residents. The assumed distribution of each type of Independent Living Unit is important in the assessment of expected financial adequacy of the unit. We have based the overall new entrant couple rate of 20% on the experience at Westchester Meadows. In addition, we have assumed that couples will tend to occupy the larger Independent Living Units. The demographic distribution of the residents by single and coupled residency is summarized in the following chart:

New Entrants - Expected Distribution by Unit Type

<u>Unit Type</u>	<u>Single Female</u>	<u>Single Male</u>	<u>Couple</u>
One Bedroom Traditional (Bayberry)	75.9%	14.1%	10.0%
One Bedroom Deluxe (Elmwood)	67.5%	12.5%	20.0%
Two Bedroom Traditional (Harthorne)	67.5%	12.5%	20.0%
Two Bedroom Deluxe (Montgomery)	67.5%	12.5%	20.0%
Two Bedroom Deluxe-Bay Window (Whitney)	63.3%	11.7%	25.0%
Two Bedroom Deluxe/Dining (Knollwood)	59.1%	10.9%	30.0%
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>54.8%</u>	<u>10.2%</u>	<u>35.0%</u>
Total	67.5%	12.5%	20.0%

New entrant assumptions, such as the distribution of single females and single males, were developed based on a review of the current and historical demographic characteristics of the Westchester Meadows’ residents and the Continuing Care Actuaries demographic database for CCRC residents.

The following table summarizes the aggregate demographic distribution of new entrants by age and gender. In subsequent years, the projection assumes that new entrants will be slightly older, a phenomena commonly experienced in the CCRC industry.

Type of New Entrant	Assumed Distribution	Male Age	Female Age
Single Male	12.5%	84	
Single Female	67.5%		83
Couple	20.0%	84	82

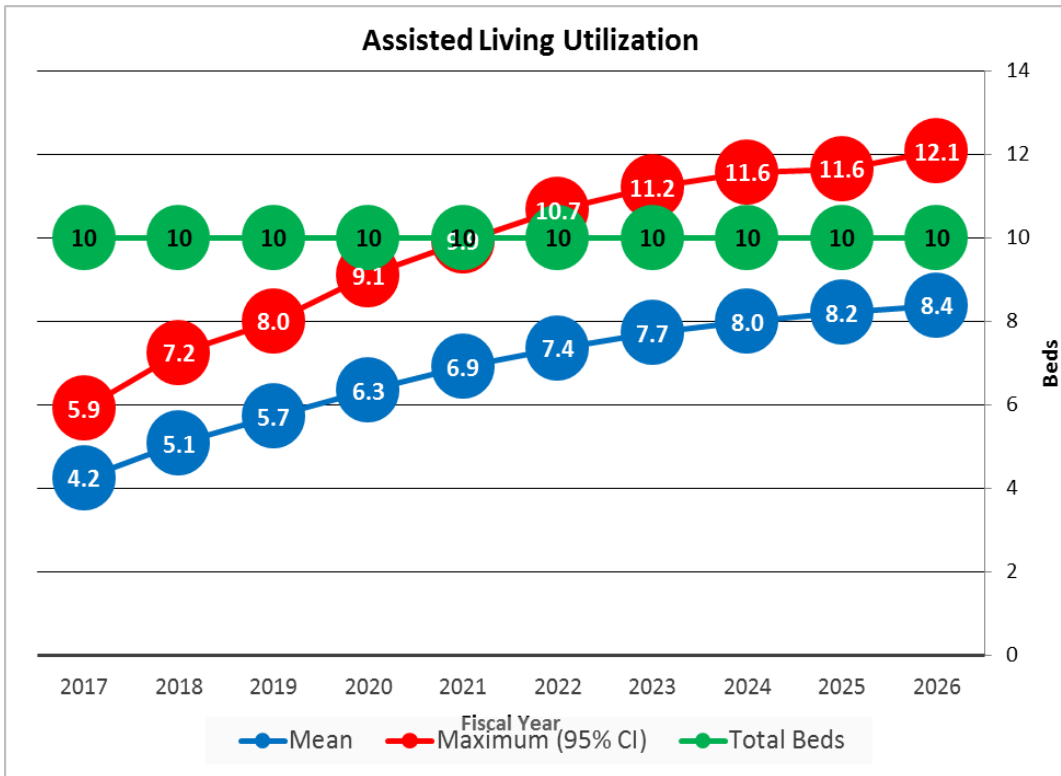
Projection of Future Residents

The following table summarizes the forecasted utilization of the Independent Living Units:

Independent Living				
Year	Average Units Available	Average ILU Residents	Average Units Occupied	Average Occupancy
2016	120	88.0	73.1	60.9%
2017	120	89.4	75.3	62.7%
2018	120	102.3	87.0	72.5%
2019	120	118.1	101.1	84.2%
2020	120	126.5	109.0	90.8%
2021	120	127.2	110.4	92.0%
2022	120	126.3	110.4	92.0%
2023	120	125.7	110.4	92.0%
2024	120	125.1	110.4	92.0%
2025	120	124.7	110.4	92.0%

It was assumed that nonresidents would directly enter into Enriched Housing Units unoccupied by lifecare residents as summarized in the following table. Note that outside nursing is not needed according to this projection:

Enriched Housing						
Year	Average Units Available	Average Lifecare Residents	Average Private Pay Residents	Average Outside Care	Total Average Residents	Average Occupancy
2016	10	3.6	0.0	0.0	3.6	36.2%
2017	10	4.7	2.3	0.0	4.7	70.0%
2018	10	5.4	2.6	0.0	5.4	80.0%
2019	10	6.0	2.0	0.0	6.0	80.0%
2020	10	6.6	1.4	0.0	6.6	80.0%
2021	10	7.1	0.9	0.0	7.1	80.0%
2022	10	7.5	0.5	0.0	7.5	80.0%
2023	10	7.8	0.2	0.0	7.8	80.0%
2024	10	8.1	0.0	0.0	8.1	80.9%
2025	10	8.3	0.0	0.0	8.3	82.9%



The projection detailed above provides the average occupancy of independent living residents in Enriched Housing. There will naturally be fluctuations around the mean, as shown in the above chart, with the 80% and 95% confidence intervals.

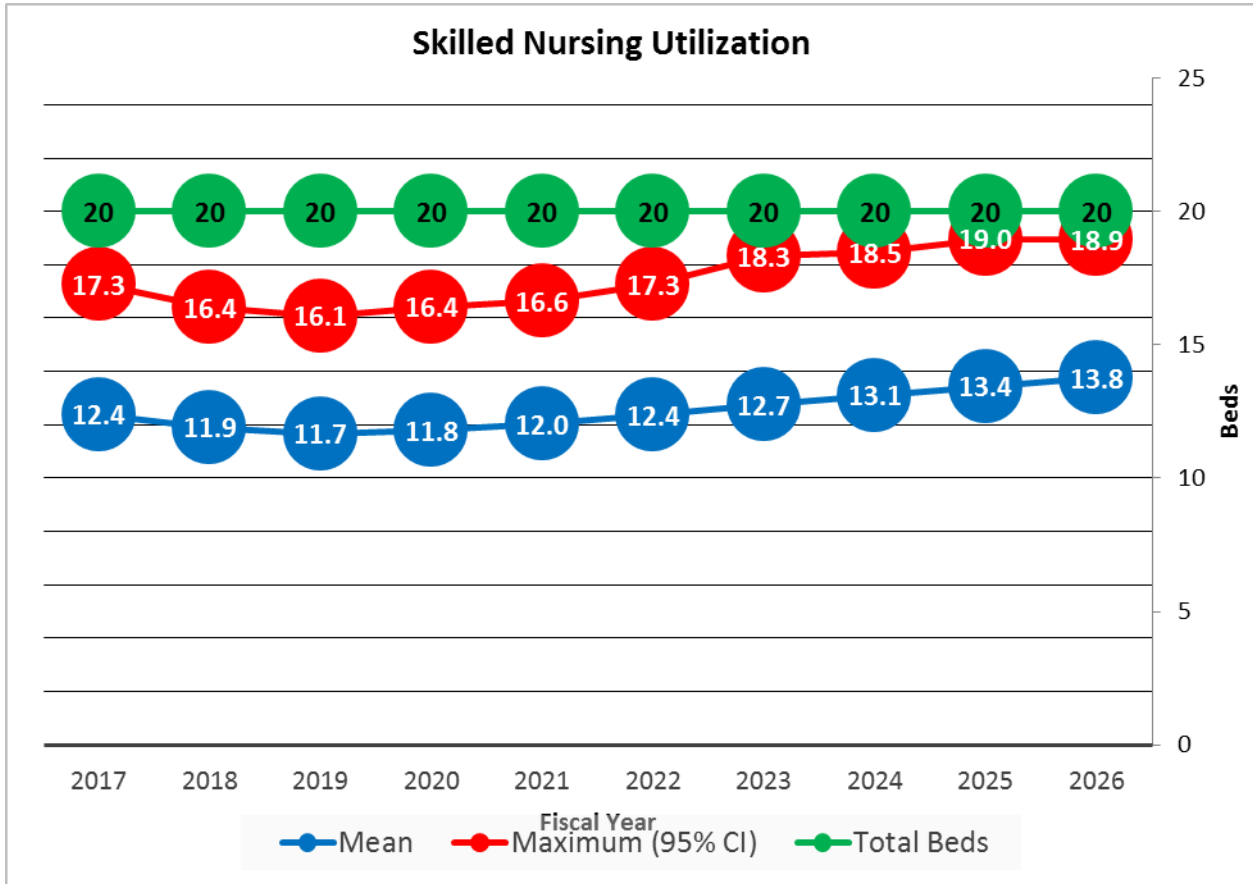
It was assumed that nonresidents would directly enter into Skilled Nursing Units unoccupied by lifecare residents as summarized in the following table. Note that outside nursing is not projected to be needed:

Skilled Nursing							
Year	Average Units Available	Average Lifecare Residents Permanent	Average Lifecare Residents Temporary	Average Private Pay Residents	Average Outside Nursing	Total Average Residents	Average Occupancy
2016	20	10.9	1.6	0.0	0.0	12.5	62.6%
2017	20	10.5	1.7	4.5	0.0	16.7	83.5%
2018	20	10.1	1.8	6.6	0.0	18.4	92.0%
2019	20	9.9	1.9	6.6	0.0	18.4	92.0%
2020	20	10.0	1.9	6.5	0.0	18.4	92.0%
2021	20	10.3	1.9	6.2	0.0	18.4	92.0%
2022	20	10.6	1.9	5.8	0.0	18.4	92.0%
2023	20	11.0	2.0	5.5	0.0	18.4	92.0%
2024	20	11.3	2.0	5.1	0.0	18.4	92.0%
2025	20	11.6	2.0	4.8	0.0	18.4	92.0%

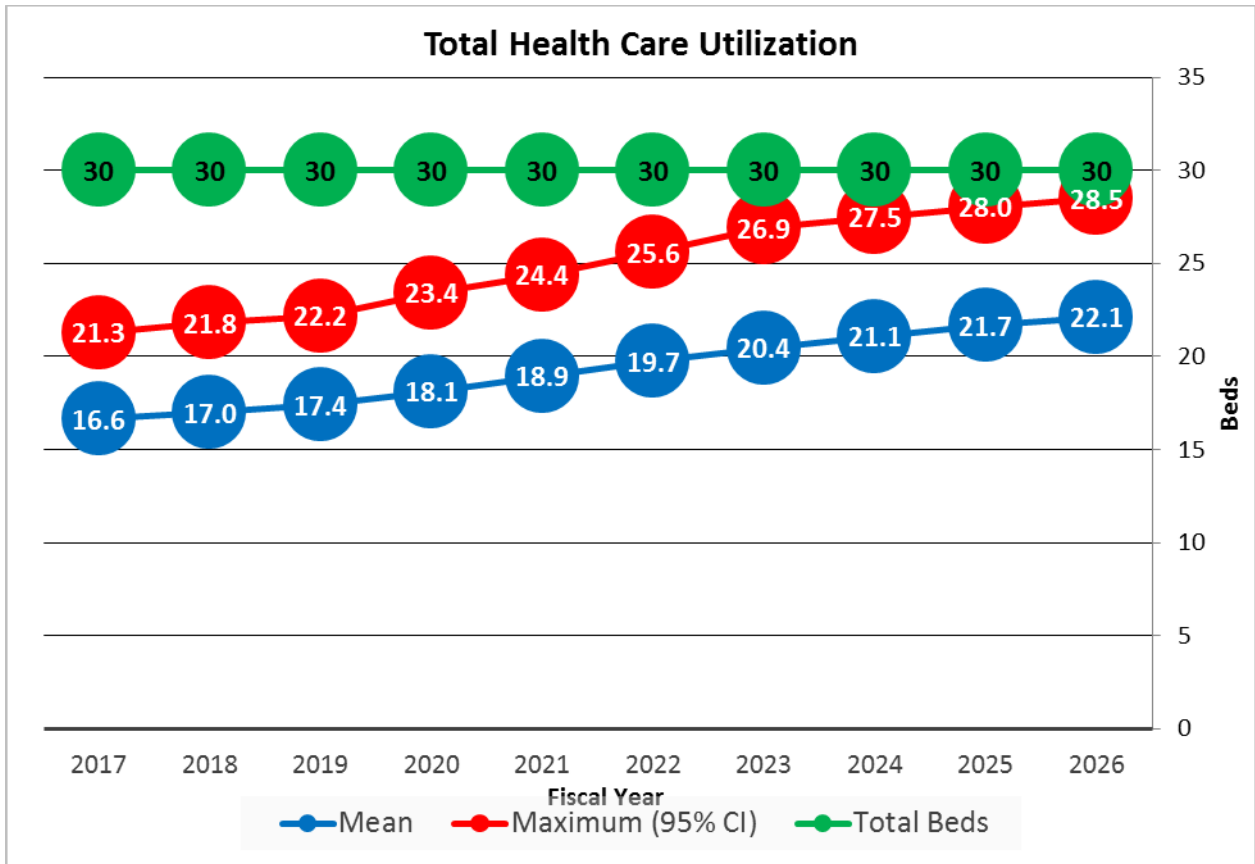
**Assumes 50% are permanent and 50% are temporary lifecare residents.

***Assumes that Westchester Meadows has obtained an outside admissions waiver for their skilled nursing facility.

It was projected that lifecare residents would ultimately occupy approximately 12 total units permanently with 2 temporary beds.



The projections detailed in the preceding graph provide the average occupancy of the Skilled Nursing Facility by only independent living residents. There will naturally be fluctuations around the mean, as shown in the chart above, with the 80% and 95% confidence intervals.



The projection detailed above provides the average occupancy of the combined Enriched Housing and Skilled Nursing independent living residents. There will naturally be fluctuations around the mean, as shown in the chart above, with the 80% and 95% confidence intervals.

SECTION V—FINANCIAL ASSUMPTIONS

The financial analysis represents the most likely, or expected, scenario with respect to both demographic and financial assumptions. Throughout the analysis general inflation and increases in Entrance Fees, and health care per diem fees are assumed to be 4.00%. Monthly Fee inflation is assumed to be 4.00% for new residents, but varies for some residents under previous contracts. The chart below summarizes key assumptions for cash flow expenditures for 2016 through 2019:

Cash Flow Expenditures for the Year Ending December 31

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Health Care	\$572,000	\$1,993,000	\$2,098,000	\$2,161,000
Dietary	556,000	1,900,000	2,123,000	2,314,000
Administrative	684,000	2,113,000	2,173,000	2,111,000
Maintenance and Security	277,000	1,013,000	1,186,000	1,332,000
Housekeeping and Laundry	150,000	496,000	542,000	583,000
Insurance	64,000	199,000	205,000	211,000
Property Taxes	258,000	796,000	820,000	844,000
Deferred Financing Costs	1,768,000	120,000	0	0
Capital Replacement	667,000	2,000,000	2,000,000	1,333,000
Interest	0	1,119,833	1,744,363	1,376,029
<u>Principal Payments</u>	<u>0</u>	<u>0</u>	<u>8,250,000</u>	<u>1,165,000</u>
Total Expense	\$5,254,000	\$12,545,833	\$21,961,363	\$14,274,029

SECTION VI—ACTUARIAL ANALYSIS

The actuarial analysis performed by Continuing Care Actuaries consisted of the development of an Actuarial Balance Sheet, an Actuarial Pricing Analysis, and a 20-year cash flow projection. The purpose of the Actuarial Balance Sheet is to determine whether the projected assets and present value of future Monthly Fees equals or exceeds projected liabilities and the present value of future expenses associated with providing care to the closed group of the residents at Westchester Meadows as of December 31, 2015. Whereas the Actuarial Balance Sheet analyzes the financial condition of Westchester Meadows in aggregate historically, the Actuarial Pricing Analysis develops the financial adequacy of the current pricing structure for each Independent Living Unit type. The 20-year cash flow projection is based on projected revenues less projected expenses on a cash basis for all current and future residents of Westchester Meadows.

A. Actuarial Balance Sheet

The actuarial liabilities are developed based on the projected liabilities of the expected residents at Westchester Meadows each December 31. The net actuarial liability is equal to the discounted cost of providing services to these residents. Providing services includes the cost of providing residential care, nursing care, and capital expenditures to maintain Westchester Meadows. Contingent revenue includes projected Monthly Fees, ancillary charges and meal charges.

The Actuarial Balance Sheet calculation has two components, assets and liabilities. The assets include cash and cash equivalents, property plant and equipment, unamortized financing costs, and deferred marketing costs. The liabilities include the current balance of all long-term and short-term debt of the community and the reserve liability, which is equal to the maximum of: the Minimum Liquid Reserve, the Prospective Reserve and the Retrospective Reserve. For purposes of the Actuarial Balance Sheet, depreciation is calculated with an increasing annual charge, which has an equivalent net present value to the straight line depreciation over the life of the asset.

The minimum liquid reserve equals (1) all interest and principal payments due within the next 12 months on any mortgage loan, bond indenture or other long term financing agreement plus (2) 35% of the sum of (i) the projected operating expenses of the community during the next 12 months, which shall include such comparable expenses related to providing services to non residents of the community during the next 12 months; (ii) the projected aggregate of all taxes and insurance expenses that are related to the capital assets of the community and the responsibility of the community and due within the next 12 months and (iii) the projected debt interest payments of the community becoming due within the next 12 months, excluding debt interest payments included in (1); and (iv) the projected and/or actual refund expenses of the community becoming due within the next 12 months, except where such refund is dependent on the resale of the unit.

The prospective reserve equals the sum of (i) the amounts due and unpaid; plus (ii) a replacement reserve; plus (iii) the present value of future operating expenses for services covered by the lifecare contract; plus (iv) the present value of the following expenses: (a) future depreciation charges on current and future capital assets; (b) future imputed investment income; (c) future interest payments; (d) future insurance and taxes related to the capital assets; (e) future cost of replacements; and (f) future refund expenses; minus (v) the present value of not less than 95% nor more than 100% of the future scheduled monthly fee payments; plus or minus (vi) any future expense or revenue item which the Corporation can demonstrate as appropriate.

Note that the Continuing Care Actuaries analysis assumed residents pay 100% of the future scheduled Monthly Fee payments. It is assumed there will be no residents unable to pay their Monthly Fees, resulting in charity care costs to Westchester Meadows.

The retrospective reserve equals the sum of (i) a percentage of the entrance fees received; plus (ii) a percentage of the monthly fees; plus (iii) revenues received from non residents for services rendered; plus (iv) interest received; plus (v) adjustment for capital gains and losses; minus (vi) the actual operating expenses; minus (vii) any refunds to residents of entrance or monthly fees; minus (viii) capital expenses; minus (ix) interest payments on all debt obligations; plus or minus (x) any revenue or expense which the Corporation can demonstrate as appropriate.

The actuarial surplus was calculated for each closed group living at Westchester Meadows at the end of each fiscal year over the 20-year projection period. The demographic and financial assumptions incorporated into the calculation were identical to the assumptions used in developing the cash flows and Actuarial Pricing Analysis. Additional relevant assumptions included a depreciation charge for the building based on a 40-year schedule with charges increasing at 4.00% and using a 6.00% discount rate. Fixed equipment, movable equipment and building replacements were amortized over 15, 10 and 40 years, respectively. A summary of the actuarial surplus for the 20-year projection period is below:

<u>Year</u>	<u>Actuarial Surplus</u>	<u>Year</u>	<u>Actuarial Surplus</u>
2016	(\$5,497,000)	2026	\$1,009,000
2017	\$858,000	2027	\$1,009,000
2018	\$881,000	2028	\$1,009,000
2019	\$885,000	2029	\$1,009,000
2020	\$889,000	2030	\$1,009,000
2021	\$912,000	2031	\$1,009,000
2022	\$937,000	2032	\$1,009,000
2023	\$959,000	2033	\$1,009,000
2024	\$983,000	2034	\$1,009,000
2025	\$1,009,000	2035	\$1,009,000

Under the assumption that **ILU occupancy will be increased to 92.0%**, the net surplus increases throughout the projection period. Details of the development of the reserves and Actuarial Balance Sheet can be found on Pages 48 through 51.

B. Actuarial Pricing Analysis

The Actuarial Pricing Analysis is developed similar to the Actuarial Balance Sheet in that projected expenses are allocated to each Independent Living, Enriched Housing, and Skilled Nursing Unit. The actuarial surplus is defined to be the sum of the Entrance Fee and contingent assets such as Monthly Fees less the projected expenses for the particular resident or couple entering the unit. This analysis was conducted separately for single females, single males and couples entering each Independent Living Unit. Based on our analysis of historical demographic characteristics at entry at Westchester Meadows and similar CCRCs, this analysis assumes the following distribution of new entrants:

<u>Unit Type</u>	<u>Single Female</u>	<u>Single Male</u>	<u>Couple</u>
One Bedroom Traditional (Bayberry)	75.9%	14.1%	10.0%
One Bedroom Deluxe (Elmwood)	67.5%	12.5%	20.0%
Two Bedroom Traditional (Harthorne)	67.5%	12.5%	20.0%
Two Bedroom Deluxe (Montgomery)	67.5%	12.5%	20.0%
Two Bedroom Deluxe-Bay Window (Whitney)	63.3%	11.7%	25.0%
Two Bedroom Deluxe/Dining (Knollwood)	59.1%	10.9%	30.0%
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>54.8%</u>	<u>10.2%</u>	<u>35.0%</u>
Total	67.5%	12.5%	20.0%

Based on the preceding distribution assumptions, refund provisions and expense allocations, the following page summarizes the expected contributions to surplus (deficit) for 2016 new entrants. Our analysis concluded that the Type B – 90% Refundable contract is priced in 2016 with an average expected surplus of \$255,098, which represents a margin of approximately 27.3% of the present value of contractual liabilities. Our analysis concluded that the Type B – Traditional contract is priced in 2016 with an average expected surplus of \$269,698, which represents a margin of approximately 36.3% of the present value of contractual liabilities. Our analysis concluded that the Type C – 90% Refundable contract is priced in 2016 with an average expected surplus of \$240,638, which represents a margin of approximately 26.1% of the present value of contractual liabilities. Our analysis concluded that the Type C – Traditional contract is priced in 2016 with an average expected surplus of \$245,054, which represents a margin of approximately 33.0% of the present value of contractual liabilities. The percentages below the dollar amounts represent the surplus (subsidy) as a percentage of the total contractual liabilities as of the entry date into Westchester Meadows.

Generally, it is our recommendation to target a margin of approximately 10% in order to cover possible adverse fluctuations that may occur in the future. These adverse fluctuations can include both changes in economic assumptions, such as expected inflation, and changes in demographic assumptions, such as nursing care utilization.

Pricing Summary

	Net Present Value			Operating Expenses	Surplus	Surplus Margin
	Entrance Fees	Monthly Fees	Refunds			
Type B – 90%	\$434,700	\$753,482	\$198,129	\$734,955	\$255,098	27.3%
Type B – Traditional	\$258,687	\$753,482	\$7,516	\$734,955	\$269,698	36.3%
Type C – 90%	\$410,700	\$752,229	\$187,336	\$734,955	\$240,638	26.1%
Type C – Traditional	\$234,687	\$752,229	\$6,907	\$734,955	\$245,054	33.0%

Type B – 90% Refundable Contract

Unit Type		Single Female	Single Male	Couple	Composite
One Bedroom Traditional (Bayberry)	Dollars:	\$116,201	\$97,468	\$67,244	\$108,671
	Percent:	16.0%	14.3%	5.8%	14.7%
One Bedroom Deluxe (Elmwood)	Dollars:	207,460	178,488	172,951	196,937
	Percent:	25.6%	23.3%	13.9%	23.0%
Two Bedroom Traditional (Harthorne)	Dollars:	315,898	272,844	304,993	308,335
	Percent:	36.2%	33.0%	23.2%	33.2%
Two Bedroom Deluxe (Montgomery)	Dollars:	337,064	291,760	328,869	329,762
	Percent:	36.9%	33.7%	24.2%	34.0%
Two BR Deluxe-Bay Window (Whitney)	Dollars:	328,001	283,882	317,842	320,291
	Percent:	36.3%	33.1%	23.6%	32.7%
Two Bedroom Deluxe/Dining (Knollwood)	Dollars:	393,577	341,461	395,781	388,538
	Percent:	40.7%	37.2%	27.9%	36.5%
Two BR Deluxe/Den/Solarium (Winthrop)	Dollars:	443,964	386,876	451,433	440,780
	Percent:	41.9%	38.3%	29.7%	37.2%
Composite	Dollars:	\$255,685	\$220,353	\$274,833	\$255,098
	Percent:	30.3%	27.6%	20.8%	27.3%

Type B – Traditional Contract

Unit Type		Single Female	Single Male	Couple	Composite
One Bedroom Traditional (Bayberry)	Dollars:	\$127,939	\$120,018	\$79,331	\$121,964
	Percent:	21.3%	22.0%	7.7%	20.1%
One Bedroom Deluxe (Elmwood)	Dollars:	220,577	206,637	183,282	211,376
	Percent:	34.7%	35.8%	17.0%	31.3%
Two Bedroom Traditional (Harthorne)	Dollars:	329,764	304,238	314,218	323,464
	Percent:	49.2%	50.1%	28.2%	45.1%
Two Bedroom Deluxe (Montgomery)	Dollars:	351,356	324,922	337,521	345,285
	Percent:	50.6%	51.6%	29.5%	46.5%
Two BR Deluxe-Bay Window (Whitney)	Dollars:	342,248	316,768	326,622	335,355
	Percent:	49.7%	50.7%	28.7%	44.5%
Two Bedroom Deluxe/Dining (Knollwood)	Dollars:	408,511	377,376	403,506	403,604
	Percent:	56.4%	57.6%	34.2%	49.9%
Two BR Deluxe/Den/Solarium (Winthrop)	Dollars:	460,124	427,622	457,706	455,977
	Percent:	59.2%	60.9%	36.7%	51.5%
Composite	Dollars:	\$269,111	\$249,873	\$284,069	\$269,698
	Percent:	41.0%	41.9%	25.3%	36.3%

Type C – 90% Refundable Contract

Unit Type		Single Female	Single Male	Couple	Composite
One Bedroom Traditional (Bayberry)	Dollars:	\$103,872	\$88,301	\$42,284	\$95,524
	Percent:	14.5%	13.2%	3.7%	13.2%
One Bedroom Deluxe (Elmwood)	Dollars:	195,131	169,321	147,991	182,477
	Percent:	24.4%	22.4%	12.0%	21.6%
Two Bedroom Traditional (Harthorne)	Dollars:	303,569	263,678	280,032	293,875
	Percent:	35.2%	32.3%	21.6%	32.1%
Two Bedroom Deluxe (Montgomery)	Dollars:	324,735	282,593	303,908	315,302
	Percent:	35.9%	33.0%	22.7%	32.9%
Two BR Deluxe-Bay Window (Whitney)	Dollars:	315,672	274,715	292,882	305,175
	Percent:	35.2%	32.4%	22.0%	31.6%
Two Bedroom Deluxe/Dining (Knollwood)	Dollars:	381,248	332,295	370,820	372,766
	Percent:	39.8%	36.6%	26.5%	35.5%
Two BR Deluxe/Den/Solarium (Winthrop)	Dollars:	431,636	377,709	426,472	424,352
	Percent:	41.0%	37.7%	28.4%	36.3%
Composite	Dollars:	\$243,356	\$211,186	\$249,872	\$240,638
	Percent:	29.2%	26.8%	19.2%	26.1%

Type C – Traditional Contract

Unit Type		Single Female	Single Male	Couple	Composite
One Bedroom Traditional (Bayberry)	Dollars:	\$107,088	\$101,705	\$37,928	\$99,415
	Percent:	17.9%	18.7%	3.7%	16.6%
One Bedroom Deluxe (Elmwood)	Dollars:	199,727	188,324	141,878	186,732
	Percent:	31.4%	32.6%	13.2%	27.9%
Two Bedroom Traditional (Harthorne)	Dollars:	308,914	285,924	272,814	298,820
	Percent:	46.2%	47.1%	24.5%	41.9%
Two Bedroom Deluxe (Montgomery)	Dollars:	330,506	306,609	296,118	320,641
	Percent:	47.6%	48.8%	25.8%	43.4%
Two BR Deluxe-Bay Window (Whitney)	Dollars:	321,397	298,454	285,218	309,664
	Percent:	46.7%	47.8%	25.0%	41.4%
Two Bedroom Deluxe/Dining (Knollwood)	Dollars:	387,660	359,063	362,102	376,865
	Percent:	53.6%	54.9%	30.7%	46.9%
Two BR Deluxe/Den/Solarium (Winthrop)	Dollars:	439,274	409,309	416,302	428,191
	Percent:	56.6%	58.3%	33.4%	48.7%
Composite	Dollars:	\$248,261	\$231,560	\$242,666	\$245,054
	Percent:	37.8%	38.9%	21.6%	33.0%

In aggregate, the pricing at Westchester Meadows is expected to cover the risk of adverse fluctuation. However, under the proposed fee structure, couple units are projected to be subsidized by single entrants and smaller units subsidized by the larger units. The phenomena of larger units subsidizing smaller units is widespread in the industry, since it serves to make the smaller units more affordable and results in a wider target market. With respect to the issue of couple subsidization by single contracts, Management may elect to address the subsidization in future years by increasing the second person Entrance Fee or the second person Monthly Fee at a greater rate than the single person Entrance Fee. Alternatively, Management may want to consider increasing the second person Monthly Fee at a greater rate than the single person Monthly Fee. However, this should only be considered in conjunction with a marketing analysis of competitors' second person Entrance and Monthly Fees.

C. Cash Flow Projection

The actuarial cash flow methodology employs the same principles found in GAAP cash flow projections. Key assumptions for the expected revenues cost of construction, operating expenses, interest expense and capital replacement can be found in the detailed projections that follow. The projected revenues and expenses are shown in detail with the resulting net cash flow on Pages 44 and 47.

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Financial Forecast

Key Demographic and Facility Assumptions

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Independent Living</u>										
<u>Total Residents</u>										
Number of ILU Residents (Average)	88.0	89.4	102.3	118.1	126.5	127.2	126.3	125.7	125.1	124.7
Number of Occupied ILUs (Average)	73.1	75.3	87.0	101.1	109.0	110.4	110.4	110.4	110.4	110.4
Average Occupancy Percentage	60.9%	62.7%	72.5%	84.2%	90.8%	92.0%	92.0%	92.0%	92.0%	92.0%
<u>2002 To 2005 Residents</u>										
Number of ILU Residents (Average)	39.5	34.7	30.1	25.9	22.1	18.7	15.6	12.8	10.5	8.4
Number of Occupied ILUs (Average)	35.9	31.7	27.8	24.1	20.7	17.6	14.8	12.2	10.0	8.1
<u>2006 To 2008 Residents</u>										
Number of ILU Residents (Average)	5.6	5.0	4.3	3.8	3.2	2.7	2.3	1.9	1.6	1.3
Number of Occupied ILUs (Average)	4.8	4.3	3.8	3.4	2.9	2.5	2.2	1.8	1.5	1.2
<u>Type B Residents Beginning 2009</u>										
Number of ILU Residents (Average)	41.0	37.1	33.2	29.6	26.1	22.9	19.8	17.0	14.5	12.2
Number of Occupied ILUs (Average)	30.9	28.6	26.3	23.9	21.5	19.2	17.0	14.8	12.8	10.9
<u>Type B Residents Beginning 2016</u>										
Number of ILU Residents (Average)	0.2	1.3	3.5	5.9	7.5	8.3	8.9	9.4	9.9	10.3
Number of Occupied ILUs (Average)	0.2	1.1	2.9	5.0	6.4	7.1	7.7	8.2	8.6	9.0
<u>Type C Residents Beginning 2016</u>										
Number of ILU Residents (Average)	1.7	11.4	31.1	52.9	67.6	74.7	79.9	84.7	89.0	92.8
Number of Occupied ILUs (Average)	1.4	9.6	26.2	44.7	57.4	64.0	68.9	73.4	77.6	81.3
<u>Enriched Housing</u>										
<u>Total Residents</u>										
Number of Occupied Units (Average)	3.6	7.0	8.0	8.0	8.0	8.0	8.0	8.0	8.1	8.3
Average Occupancy Percentage	36.2%	70.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.9%	82.9%
Lifecare - Permanent	3.6	4.7	5.4	6.0	6.6	7.1	7.5	7.8	8.1	8.3
Lifecare - Permanent 2nd Persons (subset)	0.5	1.2	1.5	1.7	1.8	1.9	1.9	1.9	1.9	1.9
Lifecare - Temporary	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Nursing (subset of Perm. & Temp.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Private Pay Residents	0.0	2.3	2.6	2.0	1.4	0.9	0.5	0.2	0.0	0.0
<u>2002 To 2005 Residents</u>										
Lifecare - Permanent	1.4	2.0	2.2	2.2	2.1	1.8	1.6	1.3	1.1	0.9
Lifecare - Permanent 2nd Persons (subset)	0.1	0.3	0.3	0.3	0.3	0.2	0.2	0.1	0.1	0.1
<u>2006 To 2008 Residents</u>										
Lifecare - Permanent	1.6	1.0	0.7	0.5	0.4	0.3	0.2	0.2	0.2	0.1
Lifecare - Permanent 2nd Persons (subset)	0.0	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0
<u>Type B Residents Beginning 2009</u>										
Lifecare - Permanent	0.6	1.6	2.1	2.3	2.3	2.2	2.1	1.8	1.6	1.4
Lifecare - Permanent 2nd Persons (subset)	0.3	0.7	0.9	0.9	0.8	0.7	0.6	0.5	0.4	0.3
<u>Type B Residents Beginning 2016</u>										
Lifecare - Permanent	0.0	0.0	0.0	0.1	0.2	0.3	0.4	0.4	0.5	0.6
Lifecare - Permanent 2nd Persons (subset)	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1
<u>Type C Residents Beginning 2016</u>										
Lifecare - Permanent	0.0	0.1	0.4	0.9	1.6	2.5	3.3	4.0	4.7	5.3
Lifecare - Permanent 2nd Persons (subset)	0.0	0.0	0.1	0.3	0.6	0.8	1.0	1.2	1.3	1.3

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Financial Forecast

Key Demographic and Facility Assumptions

	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
<u>Independent Living</u>										
<u>Total Residents</u>										
Number of ILU Residents (Average)	124.3	124.0	123.8	123.6	123.5	123.4	123.3	123.3	123.2	123.2
Number of Occupied ILUs (Average)	110.4	110.4	110.4	110.4	110.4	110.4	110.4	110.4	110.4	110.4
Average Occupancy Percentage	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%
<u>2002 To 2005 Residents</u>										
Number of ILU Residents (Average)	6.7	5.2	4.0	3.0	2.2	1.6	1.2	0.8	0.5	0.4
Number of Occupied ILUs (Average)	6.4	5.1	3.9	3.0	2.2	1.6	1.1	0.8	0.5	0.4
<u>2006 To 2008 Residents</u>										
Number of ILU Residents (Average)	1.0	0.8	0.6	0.5	0.4	0.3	0.2	0.2	0.1	0.1
Number of Occupied ILUs (Average)	1.0	0.8	0.6	0.5	0.4	0.3	0.2	0.2	0.1	0.1
<u>Type B Residents Beginning 2009</u>										
Number of ILU Residents (Average)	10.1	8.3	6.7	5.4	4.2	3.3	2.5	1.9	1.4	1.0
Number of Occupied ILUs (Average)	9.2	7.7	6.3	5.1	4.0	3.2	2.4	1.8	1.4	1.0
<u>Type B Residents Beginning 2016</u>										
Number of ILU Residents (Average)	10.7	11.0	11.3	11.5	11.7	11.9	12.0	12.1	12.1	12.2
Number of Occupied ILUs (Average)	9.4	9.7	10.0	10.2	10.4	10.6	10.7	10.8	10.9	10.9
<u>Type C Residents Beginning 2016</u>										
Number of ILU Residents (Average)	96.1	99.1	101.5	103.6	105.3	106.7	107.8	108.6	109.3	109.8
Number of Occupied ILUs (Average)	84.6	87.4	89.9	92.0	93.7	95.1	96.2	97.1	97.7	98.2
<u>Enriched Housing</u>										
<u>Total Residents</u>										
Number of Occupied Units (Average)	8.4	8.5	8.6	8.7	8.7	8.7	8.7	8.6	8.6	8.6
Average Occupancy Percentage	84.4%	85.4%	86.2%	86.6%	86.8%	86.8%	86.6%	86.4%	86.1%	85.8%
Lifecare - Permanent	8.4	8.5	8.6	8.7	8.7	8.7	8.7	8.6	8.6	8.6
Lifecare - Permanent 2nd Persons (subset)	1.8	1.8	1.7	1.7	1.7	1.6	1.6	1.6	1.6	1.6
Lifecare - Temporary	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Nursing (subset of Perm. & Temp.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Private Pay Residents	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<u>2002 To 2005 Residents</u>										
Lifecare - Permanent	0.7	0.6	0.5	0.4	0.3	0.2	0.2	0.1	0.1	0.1
Lifecare - Permanent 2nd Persons (subset)	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<u>2006 To 2008 Residents</u>										
Lifecare - Permanent	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Lifecare - Permanent 2nd Persons (subset)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<u>Type B Residents Beginning 2009</u>										
Lifecare - Permanent	1.2	1.0	0.8	0.7	0.5	0.4	0.3	0.3	0.2	0.2
Lifecare - Permanent 2nd Persons (subset)	0.2	0.2	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
<u>Type B Residents Beginning 2016</u>										
Lifecare - Permanent	0.6	0.7	0.7	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Lifecare - Permanent 2nd Persons (subset)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
<u>Type C Residents Beginning 2016</u>										
Lifecare - Permanent	5.8	6.2	6.6	6.8	7.0	7.2	7.3	7.4	7.5	7.5
Lifecare - Permanent 2nd Persons (subset)	1.4	1.4	1.5	1.5	1.5	1.5	1.4	1.4	1.4	1.4

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Skilled Nursing	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Number of Occupied Units (Average)	12.5	16.7	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4
Average Occupancy Percentage	62.6%	83.5%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%
Lifecare - Permanent	10.9	10.5	10.1	9.9	10.0	10.3	10.6	11.0	11.3	11.6
Lifecare - Permanent 2nd Persons (subset)	2.9	2.8	2.8	2.8	2.9	2.9	2.9	2.9	2.9	2.8
Lifecare - Temporary	1.6	1.7	1.8	1.9	1.9	1.9	1.9	2.0	2.0	2.0
Outside Nursing (subset of Perm. & Temp.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Direct Admits**	0.0	4.5	6.6	6.6	6.5	6.2	5.8	5.5	5.1	4.8
Private Pay Residents	0.0	2.7	3.9	4.0	3.9	3.7	3.5	3.3	3.1	2.9
Medicaid	0.0	1.1	1.6	1.7	1.6	1.5	1.5	1.4	1.3	1.2
Medicare	0.0	0.7	1.0	1.0	1.0	0.9	0.9	0.8	0.8	0.7
<u>2002 To 2005 Residents</u>										
Lifecare - Permanent	6.6	5.8	5.0	4.3	3.6	3.1	2.6	2.1	1.7	1.4
Lifecare - Permanent 2nd Persons (subset)	1.0	0.9	0.8	0.7	0.6	0.5	0.4	0.3	0.2	0.1
<u>2006 To 2008 Residents</u>										
Lifecare - Permanent	1.0	1.0	0.9	0.7	0.6	0.5	0.4	0.3	0.3	0.2
Lifecare - Permanent 2nd Persons (subset)	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0
<u>Type B Residents Beginning 2009</u>										
Lifecare - Permanent	3.3	3.7	4.0	4.0	3.9	3.7	3.4	3.0	2.6	2.3
Lifecare - Permanent 2nd Persons (subset)	2.0	2.0	1.9	1.8	1.6	1.4	1.1	0.9	0.7	0.6
<u>Type B Residents Beginning 2016</u>										
Lifecare - Permanent	0.0	0.0	0.0	0.1	0.2	0.3	0.4	0.6	0.7	0.8
Lifecare - Permanent 2nd Persons (subset)	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.2	0.2	0.2
<u>Type C Residents Beginning 2016</u>										
Lifecare - Permanent	0.0	0.1	0.4	1.0	1.8	2.9	4.0	5.0	6.1	7.1
Lifecare - Permanent 2nd Persons (subset)	0.0	0.0	0.2	0.4	0.7	1.0	1.3	1.5	1.8	1.9

***It is assumed that Westchester Meadows has obtained an outside admissions waiver for their skilled nursing facility*

Total Number of Lifecare Residents	102.5	104.6	117.8	134.0	143.1	144.6	144.5	144.5	144.5	144.6
Number of Available Independent Living Units	120	120	120	120	120	120	120	120	120	120
Number of Available Enriched Housing Units	10	10	10	10	10	10	10	10	10	10
Number of Available Skilled Nursing Units	20	20	20	20	20	20	20	20	20	20
Number of Projected Meals	49,829	58,624	66,287	72,052	75,123	75,370	75,070	74,823	74,723	74,776
Number of New ILUs Occupied	3.2	15.5	22.8	21.3	11.5	9.0	9.2	9.4	9.6	9.7
Number of New ILU Entrants	3.8	18.6	27.3	25.6	13.8	10.8	11.1	11.3	11.5	11.6

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Skilled Nursing	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Number of Occupied Units (Average)	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4
Average Occupancy Percentage	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%	92.0%
Lifecare - Permanent	11.9	12.2	12.3	12.5	12.6	12.6	12.6	12.6	12.6	12.5
Lifecare - Permanent 2nd Persons (subset)	2.8	2.7	2.7	2.6	2.6	2.5	2.5	2.5	2.5	2.4
Lifecare - Temporary	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Outside Nursing (subset of Perm. & Temp.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Direct Admits**	4.5	4.2	4.1	3.9	3.8	3.8	3.8	3.8	3.8	3.9
Private Pay Residents	2.7	2.5	2.4	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Medicaid	1.1	1.1	1.0	1.0	1.0	0.9	0.9	0.9	1.0	1.0
Medicare	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
<u>2002 To 2005 Residents</u>										
Lifecare - Permanent	1.1	0.9	0.7	0.5	0.4	0.3	0.2	0.1	0.1	0.1
Lifecare - Permanent 2nd Persons (subset)	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<u>2006 To 2008 Residents</u>										
Lifecare - Permanent	0.2	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0
Lifecare - Permanent 2nd Persons (subset)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<u>Type B Residents Beginning 2009</u>										
Lifecare - Permanent	1.9	1.6	1.3	1.0	0.8	0.6	0.5	0.4	0.3	0.2
Lifecare - Permanent 2nd Persons (subset)	0.4	0.3	0.2	0.2	0.1	0.1	0.0	0.0	0.0	0.0
<u>Type B Residents Beginning 2016</u>										
Lifecare - Permanent	0.9	1.0	1.0	1.1	1.1	1.2	1.2	1.2	1.2	1.2
Lifecare - Permanent 2nd Persons (subset)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
<u>Type C Residents Beginning 2016</u>										
Lifecare - Permanent	8.0	8.7	9.3	9.8	10.2	10.5	10.7	10.9	11.0	11.0
Lifecare - Permanent 2nd Persons (subset)	2.1	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2

**It is assumed that Westchester Meadows has obtained an outside admissions waiver for their skilled nursing facility

Total Number of Lifecare Residents	144.6	144.7	144.8	144.8	144.7	144.7	144.6	144.5	144.4	144.3
Number of Available Independent Living Units	120	120	120	120	120	120	120	120	120	120
Number of Available Enriched Housing Units	10	10	10	10	10	10	10	10	10	10
Number of Available Skilled Nursing Units	20	20	20	20	20	20	20	20	20	20
Number of Projected Meals	74,809	74,822	74,821	74,808	74,780	74,741	74,697	74,654	74,611	74,573
Number of New ILUs Occupied	9.8	9.9	9.9	10.0	10.0	10.1	10.1	10.1	10.1	10.1
Number of New ILU Entrants	11.8	11.9	11.9	12.0	12.0	12.1	12.1	12.1	12.2	12.2

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Independent Living Unit Configuration

<u>Type of Unit</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
One Bedroom Traditional (Bayberry)	24	24	24	24	24	24	24	24	24	24
One Bedroom Deluxe (Elmwood)	32	32	32	32	32	32	32	32	32	32
Two Bedroom Traditional (Harthorne)	32	32	32	32	32	32	32	32	32	32
Two Bedroom Deluxe (Montgomery)	8	8	8	8	8	8	8	8	8	8
Two Bedroom Deluxe-Bay Window (Whitney)	8	8	8	8	8	8	8	8	8	8
Two Bedroom Deluxe/Dining (Knollwood)	8	8	8	8	8	8	8	8	8	8
Two Bedroom Deluxe/Den/Solarium (Winthrop)	8	8	8	8	8	8	8	8	8	8
Total	120	120	120	120	120	120	120	120	120	120

Average Entrance Fees

Assumption - Fees increase at: **4.00%** **4.00%** **4.00%** **4.00%** **4.00%** **4.00%** **4.00%** **4.00%** **4.00%** **4.00%**

Type B - 90% Refundable

<u>Type of Unit</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
One Bedroom Traditional (Bayberry)	\$285,500	\$296,920	\$308,797	\$321,149	\$333,995	\$347,354	\$361,249	\$375,699	\$390,726	\$406,356
One Bedroom Deluxe (Elmwood)	395,500	411,320	427,773	444,884	462,679	481,186	500,434	520,451	541,269	562,920
Two Bedroom Traditional (Harthorne)	460,500	478,920	498,077	518,000	538,720	560,269	582,679	605,987	630,226	655,435
Two Bedroom Deluxe (Montgomery)	495,500	515,320	535,933	557,370	579,665	602,852	626,966	652,044	678,126	705,251
Two Bedroom Deluxe-Bay Window (Whitney)	489,500	509,080	529,443	550,621	572,646	595,552	619,374	644,149	669,915	696,711
Two Bedroom Deluxe/Dining (Knollwood)	550,500	572,520	595,421	619,238	644,007	669,767	696,558	724,420	753,397	783,533
Two Bedroom Deluxe/Den/Solarium (Winthrop)	644,500	670,280	697,091	724,975	753,974	784,133	815,498	848,118	882,043	917,324
ILU Average Single Entrance Fee	\$423,154	\$440,080	\$457,684	\$475,991	\$495,031	\$514,832	\$535,425	\$556,842	\$579,116	\$602,280
Second Person Entrance Fee	\$20,000	20,800	21,632	22,497	23,397	24,333	25,306	26,319	27,371	28,466
ILU Average Couple Entrance Fee	480,883	500,119	520,123	540,928	562,565	585,068	608,471	632,810	658,122	684,447
ILU Average Entrance Fee	434,700	452,088	470,172	488,978	508,538	528,879	550,034	572,036	594,917	618,714

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Independent Living Unit Configuration

<u>Type of Unit</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
One Bedroom Traditional (Bayberry)	24	24	24	24	24	24	24	24	24	24
One Bedroom Deluxe (Elmwood)	32	32	32	32	32	32	32	32	32	32
Two Bedroom Traditional (Harthorne)	32	32	32	32	32	32	32	32	32	32
Two Bedroom Deluxe (Montgomery)	8	8	8	8	8	8	8	8	8	8
Two Bedroom Deluxe-Bay Window (Whitney)	8	8	8	8	8	8	8	8	8	8
Two Bedroom Deluxe/Dining (Knollwood)	8	8	8	8	8	8	8	8	8	8
Two Bedroom Deluxe/Den/Solarium (Winthrop)	8	8	8	8	8	8	8	8	8	8
Total	120	120	120	120	120	120	120	120	120	120

Average Entrance Fees

Assumption - Fees increase at:	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
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Type B - 90% Refundable

<u>Type of Unit</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
One Bedroom Traditional (Bayberry)	\$422,610	\$439,514	\$457,095	\$475,378	\$494,394	\$514,169	\$534,736	\$556,126	\$578,371	\$601,505
One Bedroom Deluxe (Elmwood)	585,437	608,854	633,208	658,537	684,878	712,273	740,764	770,395	801,210	833,259
Two Bedroom Traditional (Harthorne)	681,652	708,919	737,275	766,766	797,437	829,334	862,508	897,008	932,889	970,204
Two Bedroom Deluxe (Montgomery)	733,461	762,799	793,311	825,044	858,046	892,368	928,062	965,185	1,003,792	1,043,944
Two Bedroom Deluxe-Bay Window (Whitney)	724,580	753,563	783,705	815,053	847,656	881,562	916,824	953,497	991,637	1,031,303
Two Bedroom Deluxe/Dining (Knollwood)	814,874	847,469	881,368	916,623	953,288	991,419	1,031,076	1,072,319	1,115,212	1,159,820
Two Bedroom Deluxe/Den/Solarium (Winthrop)	954,017	992,178	1,031,865	1,073,140	1,116,065	1,160,708	1,207,136	1,255,422	1,305,639	1,357,864
ILU Average Single Entrance Fee	\$626,372	\$651,426	\$677,483	\$704,583	\$732,766	\$762,077	\$792,560	\$824,262	\$857,233	\$891,522
Second Person Entrance Fee	29,605	30,789	32,021	33,301	34,634	36,019	37,460	38,958	40,516	42,137
ILU Average Couple Entrance Fee	711,825	740,298	769,910	800,706	832,734	866,044	900,685	936,713	974,181	1,013,149
ILU Average Entrance Fee	643,462	669,201	695,969	723,807	752,760	782,870	814,185	846,752	880,622	915,847

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Type B - Declining	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Type of Unit										
One Bedroom Traditional (Bayberry)	\$171,700	\$178,568	\$185,711	\$193,139	\$200,865	\$208,899	\$217,255	\$225,945	\$234,983	\$244,383
One Bedroom Deluxe (Elmwood)	234,600	243,984	253,743	263,893	274,449	285,427	296,844	308,718	321,066	333,909
Two Bedroom Traditional (Harthorne)	271,700	282,568	293,871	305,626	317,851	330,565	343,787	357,539	371,840	386,714
Two Bedroom Deluxe (Montgomery)	291,700	303,368	315,503	328,123	341,248	354,898	369,094	383,857	399,212	415,180
Two Bedroom Deluxe-Bay Window (Whitney)	288,300	299,832	311,825	324,298	337,270	350,761	364,791	379,383	394,558	410,341
Two Bedroom Deluxe/Dining (Knollwood)	323,100	336,024	349,465	363,444	377,981	393,101	408,825	425,178	442,185	459,872
Two Bedroom Deluxe/Den/Solarium (Winthrop)	376,900	391,976	407,655	423,961	440,920	458,556	476,899	495,975	515,814	536,446
ILU Average Single Entrance Fee	\$250,374	\$260,389	\$270,805	\$281,637	\$292,902	\$304,618	\$316,803	\$329,475	\$342,654	\$356,361
Second Person Entrance Fee	\$20,000	20,800	21,632	22,497	23,397	24,333	25,306	26,319	27,371	28,466
ILU Average Couple Entrance Fee	291,937	303,614	315,759	328,389	341,525	355,186	369,393	384,169	399,535	415,517
ILU Average Entrance Fee	258,687	269,034	279,795	290,987	302,627	314,732	327,321	340,414	354,031	368,192

Type C - 90% Refundable	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Type of Unit										
One Bedroom Traditional (Bayberry)	\$265,500	\$276,120	\$287,165	\$298,651	\$310,597	\$323,021	\$335,942	\$349,380	\$363,355	\$377,889
One Bedroom Deluxe (Elmwood)	375,500	390,520	406,141	422,386	439,282	456,853	475,127	494,132	513,898	534,454
Two Bedroom Traditional (Harthorne)	440,500	458,120	476,445	495,503	515,323	535,936	557,373	579,668	602,855	626,969
Two Bedroom Deluxe (Montgomery)	475,500	494,520	514,301	534,873	556,268	578,518	601,659	625,726	650,755	676,785
Two Bedroom Deluxe-Bay Window (Whitney)	469,500	488,280	507,811	528,124	549,249	571,219	594,067	617,830	642,543	668,245
Two Bedroom Deluxe/Dining (Knollwood)	530,500	551,720	573,789	596,740	620,610	645,434	671,252	698,102	726,026	755,067
Two Bedroom Deluxe/Den/Solarium (Winthrop)	624,500	649,480	675,459	702,478	730,577	759,800	790,192	821,799	854,671	888,858
ILU Average Single Entrance Fee	\$403,154	\$419,280	\$436,052	\$453,494	\$471,633	\$490,499	\$510,119	\$530,523	\$551,744	\$573,814
Second Person Entrance Fee	\$0	0	0	0	0	0	0	0	0	0
ILU Average Couple Entrance Fee	440,883	458,519	476,859	495,934	515,771	536,402	557,858	580,172	603,379	627,514
ILU Average Entrance Fee	410,700	427,128	444,213	461,982	480,461	499,679	519,667	540,453	562,071	584,554

Type C - Declining	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Type of Unit										
One Bedroom Traditional (Bayberry)	\$151,700	\$157,768	\$164,079	\$170,642	\$177,468	\$184,566	\$191,949	\$199,627	\$207,612	\$215,916
One Bedroom Deluxe (Elmwood)	214,600	223,184	232,111	241,396	251,052	261,094	271,537	282,399	293,695	305,443
Two Bedroom Traditional (Harthorne)	251,700	261,768	272,239	283,128	294,453	306,232	318,481	331,220	344,469	358,248
Two Bedroom Deluxe (Montgomery)	271,700	282,568	293,871	305,626	317,851	330,565	343,787	357,539	371,840	386,714
Two Bedroom Deluxe-Bay Window (Whitney)	268,300	279,032	290,193	301,801	313,873	326,428	339,485	353,064	367,187	381,875
Two Bedroom Deluxe/Dining (Knollwood)	303,100	315,224	327,833	340,946	354,584	368,767	383,518	398,859	414,813	431,406
Two Bedroom Deluxe/Den/Solarium (Winthrop)	356,900	371,176	386,023	401,464	417,523	434,223	451,592	469,656	488,442	507,980
ILU Average Single Entrance Fee	\$230,374	\$239,589	\$249,173	\$259,140	\$269,505	\$280,285	\$291,497	\$303,157	\$315,283	\$327,894
Second Person Entrance Fee	\$0	0	0	0	0	0	0	0	0	0
ILU Average Couple Entrance Fee	251,937	262,014	272,495	283,394	294,730	306,519	318,780	331,531	344,793	358,584
ILU Average Entrance Fee	234,687	244,074	253,837	263,991	274,550	285,532	296,954	308,832	321,185	334,032

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Type B - Declining	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Type of Unit										
One Bedroom Traditional (Bayberry)	\$254,158	\$264,324	\$274,897	\$285,893	\$297,329	\$309,222	\$321,591	\$334,455	\$347,833	\$361,746
One Bedroom Deluxe (Elmwood)	347,265	361,156	375,602	390,626	406,251	422,501	439,401	456,977	475,257	494,267
Two Bedroom Traditional (Harthorne)	402,182	418,270	435,000	452,400	470,496	489,316	508,889	529,245	550,414	572,431
Two Bedroom Deluxe (Montgomery)	431,787	449,059	467,021	485,702	505,130	525,335	546,349	568,203	590,931	614,568
Two Bedroom Deluxe-Bay Window (Whitney)	426,754	443,825	461,578	480,041	499,242	519,212	539,980	561,580	584,043	607,405
Two Bedroom Deluxe/Dining (Knollwood)	478,267	497,398	517,294	537,985	559,505	581,885	605,160	629,367	654,541	680,723
Two Bedroom Deluxe/Den/Solarium (Winthrop)	557,904	580,220	603,429	627,566	652,669	678,776	705,927	734,164	763,530	794,071
ILU Average Single Entrance Fee	\$370,615	\$385,440	\$400,857	\$416,891	\$433,567	\$450,910	\$468,946	\$487,704	\$507,212	\$527,501
Second Person Entrance Fee	29,605	30,789	32,021	33,301	34,634	36,019	37,460	38,958	40,516	42,137
ILU Average Couple Entrance Fee	432,138	449,423	467,400	486,096	505,540	525,761	546,792	568,664	591,410	615,067
ILU Average Entrance Fee	382,919	398,236	414,166	430,732	447,962	465,880	484,515	503,896	524,052	545,014

Type C - 90% Refundable	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Type of Unit										
One Bedroom Traditional (Bayberry)	\$393,005	\$408,725	\$425,074	\$442,077	\$459,760	\$478,151	\$497,277	\$517,168	\$537,854	\$559,368
One Bedroom Deluxe (Elmwood)	555,832	578,065	601,188	625,235	650,245	676,254	703,304	731,437	760,694	791,122
Two Bedroom Traditional (Harthorne)	652,048	678,130	705,255	733,465	762,803	793,316	825,048	858,050	892,372	928,067
Two Bedroom Deluxe (Montgomery)	703,856	732,010	761,291	791,742	823,412	856,349	890,603	926,227	963,276	1,001,807
Two Bedroom Deluxe-Bay Window (Whitney)	694,975	722,774	751,685	781,752	813,022	845,543	879,365	914,539	951,121	989,166
Two Bedroom Deluxe/Dining (Knollwood)	785,270	816,680	849,348	883,321	918,654	955,401	993,617	1,033,361	1,074,696	1,117,683
Two Bedroom Deluxe/Den/Solarium (Winthrop)	924,413	961,389	999,845	1,039,838	1,081,432	1,124,689	1,169,677	1,216,464	1,265,122	1,315,727
ILU Average Single Entrance Fee	\$596,767	\$620,637	\$645,463	\$671,281	\$698,133	\$726,058	\$755,100	\$785,304	\$816,716	\$849,385
Second Person Entrance Fee	0	0	0	0	0	0	0	0	0	0
ILU Average Couple Entrance Fee	652,615	678,720	705,868	734,103	763,467	794,006	825,766	858,797	893,149	928,875
ILU Average Entrance Fee	607,936	632,254	657,544	683,846	711,200	739,647	769,233	800,003	832,003	865,283

Type C - Declining	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Type of Unit										
One Bedroom Traditional (Bayberry)	\$224,553	\$233,535	\$242,877	\$252,592	\$262,695	\$273,203	\$284,131	\$295,497	\$307,316	\$319,609
One Bedroom Deluxe (Elmwood)	317,660	330,367	343,582	357,325	371,618	386,482	401,942	418,019	434,740	452,130
Two Bedroom Traditional (Harthorne)	372,577	387,481	402,980	419,099	435,863	453,297	471,429	490,287	509,898	530,294
Two Bedroom Deluxe (Montgomery)	402,182	418,270	435,000	452,400	470,496	489,316	508,889	529,245	550,414	572,431
Two Bedroom Deluxe-Bay Window (Whitney)	397,150	413,036	429,557	446,739	464,609	483,193	502,521	522,622	543,527	565,268
Two Bedroom Deluxe/Dining (Knollwood)	448,662	466,609	485,273	504,684	524,871	545,866	567,701	590,409	614,025	638,586
Two Bedroom Deluxe/Den/Solarium (Winthrop)	528,299	549,431	571,408	594,265	618,035	642,757	668,467	695,206	723,014	751,934
ILU Average Single Entrance Fee	\$341,010	\$354,650	\$368,836	\$383,590	\$398,934	\$414,891	\$431,486	\$448,746	\$466,696	\$485,364
Second Person Entrance Fee	0	0	0	0	0	0	0	0	0	0
ILU Average Couple Entrance Fee	372,928	387,845	403,359	419,493	436,273	453,724	471,873	490,748	510,377	530,793
ILU Average Entrance Fee	347,394	361,289	375,741	390,771	406,401	422,657	439,564	457,146	475,432	494,449

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Single Resident Monthly Service Fee

Assumption - Fees increase at:	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Type of Unit	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Residents Entered 2002-2005 (Inflation Capped at 6.5%)</u>		5.00%	5.00%	5.00%	5.00%	5.00%	4.75%	4.38%	4.39%	4.39%
One Bedroom Traditional (Bayberry)	\$4,057	\$4,260	\$4,473	\$4,696	\$4,931	\$5,178	\$5,437	\$5,708	\$5,994	\$6,294
One Bedroom Deluxe (Elmwood)	5,005	5,255	5,518	5,794	6,083	6,388	6,707	7,042	7,394	7,764
Two Bedroom Traditional (Harthorne)	5,846	6,138	6,445	6,767	7,106	7,461	7,803	8,115	8,440	8,777
Two Bedroom Deluxe (Montgomery)	6,687	7,021	7,372	7,741	8,128	8,534	8,927	9,284	9,656	10,042
Two Bedroom Deluxe-Bay Window (Whitney)	6,687	7,021	7,372	7,741	8,128	8,534	8,927	9,284	9,656	10,042
Two Bedroom Deluxe/Dining (Knollwood)	7,108	7,464	7,837	8,229	8,640	9,072	9,488	9,868	10,263	10,673
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>8,176</u>	<u>8,585</u>	<u>9,014</u>	<u>9,465</u>	<u>9,938</u>	<u>10,435</u>	<u>10,917</u>	<u>11,353</u>	<u>11,807</u>	<u>12,280</u>
Average ILU Single Monthly Service Fee - 2002 to 2005	\$5,615	\$5,896	\$6,191	\$6,501	\$6,826	\$7,167	\$7,507	\$7,836	\$8,180	\$8,539
Type A Residents 2006 - 2008										
One Bedroom Traditional (Bayberry)	\$5,573	\$5,796	\$6,028	\$6,269	\$6,520	\$6,781	\$7,052	\$7,334	\$7,627	\$7,933
One Bedroom Deluxe (Elmwood)	5,928	6,165	6,412	6,668	6,935	7,212	7,501	7,801	8,113	8,438
Two Bedroom Traditional (Harthorne)	6,167	6,413	6,670	6,937	7,214	7,503	7,803	8,115	8,440	8,777
Two Bedroom Deluxe (Montgomery)	7,055	7,338	7,631	7,936	8,254	8,584	8,927	9,284	9,656	10,042
Two Bedroom Deluxe-Bay Window (Whitney)	7,055	7,338	7,631	7,936	8,254	8,584	8,927	9,284	9,656	10,042
Two Bedroom Deluxe/Dining (Knollwood)	7,499	7,799	8,111	8,435	8,773	9,124	9,488	9,868	10,263	10,673
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>8,628</u>	<u>8,973</u>	<u>9,332</u>	<u>9,705</u>	<u>10,093</u>	<u>10,497</u>	<u>10,917</u>	<u>11,353</u>	<u>11,807</u>	<u>12,280</u>
Average ILU Single Monthly Service Fee - 2006 to 2008	\$6,356	\$6,610	\$6,874	\$7,149	\$7,435	\$7,733	\$8,042	\$8,364	\$8,698	\$9,046
Type B Residents 2009 - 2016										
One Bedroom Traditional (Bayberry)	\$5,003	\$5,203	\$5,411	\$5,627	\$5,852	\$6,086	\$6,330	\$6,583	\$6,846	\$7,120
One Bedroom Deluxe (Elmwood)	5,357	5,571	5,794	6,026	6,267	6,517	6,778	7,049	7,331	7,624
Two Bedroom Traditional (Harthorne)	5,596	5,819	6,052	6,294	6,546	6,808	7,080	7,363	7,658	7,964
Two Bedroom Deluxe (Montgomery)	6,484	6,743	7,013	7,293	7,585	7,889	8,204	8,532	8,874	9,229
Two Bedroom Deluxe-Bay Window (Whitney)	6,484	6,743	7,013	7,293	7,585	7,889	8,204	8,532	8,874	9,229
Two Bedroom Deluxe/Dining (Knollwood)	6,928	7,205	7,493	7,793	8,105	8,429	8,766	9,117	9,481	9,861
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>8,056</u>	<u>8,379</u>	<u>8,714</u>	<u>9,062</u>	<u>9,425</u>	<u>9,802</u>	<u>10,194</u>	<u>10,602</u>	<u>11,026</u>	<u>11,467</u>
Average ILU Single Monthly Service Fee	\$5,785	\$6,016	\$6,257	\$6,507	\$6,767	\$7,038	\$7,319	\$7,612	\$7,917	\$8,233
Type B Residents 2016 and After										
One Bedroom Traditional (Bayberry)	\$3,390	\$3,526	\$3,667	\$3,813	\$3,966	\$4,124	\$4,289	\$4,461	\$4,639	\$4,825
One Bedroom Deluxe (Elmwood)	3,990	4,150	4,316	4,488	4,668	4,854	5,049	5,251	5,461	5,679
Two Bedroom Traditional (Harthorne)	4,950	5,148	5,354	5,568	5,791	6,022	6,263	6,514	6,774	7,045
Two Bedroom Deluxe (Montgomery)	5,190	5,398	5,614	5,838	6,072	6,314	6,567	6,830	7,103	7,387
Two Bedroom Deluxe-Bay Window (Whitney)	5,090	5,294	5,505	5,726	5,955	6,193	6,440	6,698	6,966	7,245
Two Bedroom Deluxe/Dining (Knollwood)	5,690	5,918	6,154	6,400	6,656	6,923	7,200	7,488	7,787	8,099
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>6,155</u>	<u>6,401</u>	<u>6,657</u>	<u>6,924</u>	<u>7,200</u>	<u>7,488</u>	<u>7,788</u>	<u>8,100</u>	<u>8,424</u>	<u>8,760</u>
Average ILU Single Monthly Service Fee	\$4,537	\$4,718	\$4,907	\$5,104	\$5,308	\$5,520	\$5,741	\$5,970	\$6,209	\$6,458
Type C Residents 2016 and After										
One Bedroom Traditional (Bayberry)	\$3,190	\$3,318	\$3,450	\$3,588	\$3,732	\$3,881	\$4,036	\$4,198	\$4,366	\$4,540
One Bedroom Deluxe (Elmwood)	3,790	3,942	4,099	4,263	4,434	4,611	4,796	4,987	5,187	5,394
Two Bedroom Traditional (Harthorne)	4,750	4,940	5,138	5,343	5,557	5,779	6,010	6,251	6,501	6,761
Two Bedroom Deluxe (Montgomery)	4,990	5,190	5,397	5,613	5,838	6,071	6,314	6,566	6,829	7,102
Two Bedroom Deluxe-Bay Window (Whitney)	4,890	5,086	5,289	5,501	5,721	5,949	6,187	6,435	6,692	6,960
Two Bedroom Deluxe/Dining (Knollwood)	5,490	5,710	5,938	6,176	6,423	6,679	6,947	7,224	7,513	7,814
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>5,955</u>	<u>6,193</u>	<u>6,441</u>	<u>6,699</u>	<u>6,967</u>	<u>7,245</u>	<u>7,535</u>	<u>7,836</u>	<u>8,150</u>	<u>8,476</u>
Average ILU Single Monthly Service Fee	\$4,337	\$4,510	\$4,691	\$4,879	\$5,074	\$5,277	\$5,488	\$5,707	\$5,935	\$6,173

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Single Resident Monthly Service Fee

Assumption - Fees increase at:	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Type of Unit	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>Residents Entered 2002-2005 (Inflation Capped at 6.5%)</u>	4.39%	4.39%	4.39%	4.40%	4.40%	4.40%	4.40%	4.41%	4.33%	4.16%
One Bedroom Traditional (Bayberry)	\$6,608	\$6,939	\$7,286	\$7,650	\$8,032	\$8,434	\$8,856	\$9,298	\$9,763	\$10,252
One Bedroom Deluxe (Elmwood)	8,152	8,560	8,988	9,437	9,909	10,405	10,925	11,471	12,009	12,490
Two Bedroom Traditional (Harthorne)	9,128	9,493	9,873	10,268	10,679	11,106	11,550	12,012	12,493	12,992
Two Bedroom Deluxe (Montgomery)	10,444	10,861	11,296	11,748	12,218	12,706	13,214	13,743	14,293	14,864
Two Bedroom Deluxe-Bay Window (Whitney)	10,444	10,861	11,296	11,748	12,218	12,706	13,214	13,743	14,293	14,864
Two Bedroom Deluxe/Dining (Knollwood)	11,100	11,544	12,006	12,486	12,986	13,505	14,045	14,607	15,191	15,799
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>12,771</u>	<u>13,282</u>	<u>13,813</u>	<u>14,365</u>	<u>14,940</u>	<u>15,538</u>	<u>16,159</u>	<u>16,806</u>	<u>17,478</u>	<u>18,177</u>
Average ILU Single Monthly Service Fee - 2002 to 2005	\$8,914	\$9,305	\$9,714	\$10,141	\$10,587	\$11,053	\$11,540	\$12,049	\$12,570	\$13,092
<u>Type A Residents 2006 - 2008</u>										
One Bedroom Traditional (Bayberry)	\$8,250	\$8,580	\$8,923	\$9,280	\$9,651	\$10,037	\$10,439	\$10,856	\$11,290	\$11,742
One Bedroom Deluxe (Elmwood)	8,775	9,126	9,491	9,871	10,266	10,676	11,103	11,547	12,009	12,490
Two Bedroom Traditional (Harthorne)	9,128	9,493	9,873	10,268	10,679	11,106	11,550	12,012	12,493	12,992
Two Bedroom Deluxe (Montgomery)	10,444	10,861	11,296	11,748	12,218	12,706	13,214	13,743	14,293	14,864
Two Bedroom Deluxe-Bay Window (Whitney)	10,444	10,861	11,296	11,748	12,218	12,706	13,214	13,743	14,293	14,864
Two Bedroom Deluxe/Dining (Knollwood)	11,100	11,544	12,006	12,486	12,986	13,505	14,045	14,607	15,191	15,799
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>12,771</u>	<u>13,282</u>	<u>13,813</u>	<u>14,365</u>	<u>14,940</u>	<u>15,538</u>	<u>16,159</u>	<u>16,806</u>	<u>17,478</u>	<u>18,177</u>
Average ILU Single Monthly Service Fee - 2006 to 2008	\$9,408	\$9,784	\$10,176	\$10,583	\$11,006	\$11,446	\$11,904	\$12,380	\$12,876	\$13,391
<u>Type B Residents 2009 - 2016</u>										
One Bedroom Traditional (Bayberry)	\$7,405	\$7,701	\$8,009	\$8,330	\$8,663	\$9,009	\$9,370	\$9,744	\$10,134	\$10,540
One Bedroom Deluxe (Elmwood)	7,929	8,247	8,576	8,919	9,276	9,647	10,033	10,434	10,852	11,286
Two Bedroom Traditional (Harthorne)	8,283	8,614	8,959	9,317	9,690	10,077	10,480	10,900	11,336	11,789
Two Bedroom Deluxe (Montgomery)	9,598	9,982	10,381	10,796	11,228	11,677	12,144	12,630	13,135	13,661
Two Bedroom Deluxe-Bay Window (Whitney)	9,598	9,982	10,381	10,796	11,228	11,677	12,144	12,630	13,135	13,661
Two Bedroom Deluxe/Dining (Knollwood)	10,255	10,665	11,092	11,536	11,997	12,477	12,976	13,495	14,035	14,596
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>11,925</u>	<u>12,402</u>	<u>12,899</u>	<u>13,414</u>	<u>13,951</u>	<u>14,509</u>	<u>15,089</u>	<u>15,693</u>	<u>16,321</u>	<u>16,974</u>
Average ILU Single Monthly Service Fee	\$8,563	\$8,905	\$9,261	\$9,632	\$10,017	\$10,418	\$10,834	\$11,268	\$11,719	\$12,187
<u>Type B Residents 2016 and After</u>										
One Bedroom Traditional (Bayberry)	\$5,018	\$5,219	\$5,427	\$5,645	\$5,870	\$6,105	\$6,349	\$6,603	\$6,868	\$7,142
One Bedroom Deluxe (Elmwood)	5,906	6,142	6,388	6,644	6,909	7,186	7,473	7,772	8,083	8,406
Two Bedroom Traditional (Harthorne)	7,327	7,620	7,925	8,242	8,572	8,915	9,271	9,642	10,028	10,429
Two Bedroom Deluxe (Montgomery)	7,682	7,990	8,309	8,642	8,987	9,347	9,721	10,110	10,514	10,935
Two Bedroom Deluxe-Bay Window (Whitney)	7,534	7,836	8,149	8,475	8,814	9,167	9,533	9,915	10,311	10,724
Two Bedroom Deluxe/Dining (Knollwood)	8,423	8,759	9,110	9,474	9,853	10,247	10,657	11,084	11,527	11,988
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>9,111</u>	<u>9,475</u>	<u>9,854</u>	<u>10,249</u>	<u>10,658</u>	<u>11,085</u>	<u>11,528</u>	<u>11,989</u>	<u>12,469</u>	<u>12,968</u>
Average ILU Single Monthly Service Fee	\$6,716	\$6,985	\$7,264	\$7,554	\$7,857	\$8,171	\$8,498	\$8,838	\$9,191	\$9,559
<u>Type C Residents 2016 and After</u>										
One Bedroom Traditional (Bayberry)	\$4,722	\$4,911	\$5,107	\$5,312	\$5,524	\$5,745	\$5,975	\$6,214	\$6,462	\$6,721
One Bedroom Deluxe (Elmwood)	5,610	5,835	6,068	6,311	6,563	6,826	7,099	7,383	7,678	7,985
Two Bedroom Traditional (Harthorne)	7,031	7,312	7,605	7,909	8,225	8,554	8,897	9,253	9,623	10,008
Two Bedroom Deluxe (Montgomery)	7,386	7,682	7,989	8,309	8,641	8,987	9,346	9,720	10,109	10,513
Two Bedroom Deluxe-Bay Window (Whitney)	7,238	7,528	7,829	8,142	8,468	8,807	9,159	9,525	9,906	10,302
Two Bedroom Deluxe/Dining (Knollwood)	8,127	8,452	8,790	9,141	9,507	9,887	10,283	10,694	11,122	11,567
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>8,815</u>	<u>9,167</u>	<u>9,534</u>	<u>9,916</u>	<u>10,312</u>	<u>10,725</u>	<u>11,154</u>	<u>11,600</u>	<u>12,064</u>	<u>12,546</u>
Average ILU Single Monthly Service Fee	\$6,420	\$6,677	\$6,944	\$7,221	\$7,510	\$7,811	\$8,123	\$8,448	\$8,786	\$9,137

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Couple Monthly Service Fee

Assumption - Fees increase at:	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Type of Unit	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Residents Entered 2002-2005 (Inflation Capped at 6.5%)</u>										
One Bedroom Traditional (Bayberry)	\$5,941	\$6,238	\$6,550	\$6,878	\$7,222	\$7,583	\$7,962	\$8,360	\$8,778	\$9,217
One Bedroom Deluxe (Elmwood)	6,889	7,234	7,595	7,975	8,374	8,793	9,232	9,694	10,179	10,688
Two Bedroom Traditional (Harthorne)	7,730	8,117	8,523	8,949	9,396	9,866	10,359	10,877	11,421	11,992
Two Bedroom Deluxe (Montgomery)	8,571	9,000	9,450	9,922	10,419	10,939	11,486	12,061	12,664	13,297
Two Bedroom Deluxe-Bay Window (Whitney)	8,571	9,000	9,450	9,922	10,419	10,939	11,486	12,061	12,664	13,297
Two Bedroom Deluxe/Dining (Knollwood)	8,993	9,442	9,914	10,410	10,931	11,477	12,051	12,654	13,286	13,951
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>10,061</u>	<u>10,564</u>	<u>11,092</u>	<u>11,647</u>	<u>12,229</u>	<u>12,840</u>	<u>13,482</u>	<u>14,157</u>	<u>14,864</u>	<u>15,608</u>
Average ILU Couple Monthly Service Fee - 2002 to 2005	\$7,500	\$7,875	\$8,269	\$8,682	\$9,116	\$9,572	\$10,051	\$10,553	\$11,081	\$11,635
<u>Type A Residents 2006 - 2008</u>										
One Bedroom Traditional (Bayberry)	\$7,977	\$8,296	\$8,628	\$8,973	\$9,332	\$9,706	\$10,094	\$10,498	\$10,918	\$11,354
One Bedroom Deluxe (Elmwood)	8,332	8,666	9,012	9,373	9,748	10,137	10,543	10,965	11,403	11,859
Two Bedroom Traditional (Harthorne)	8,571	8,914	9,270	9,641	10,027	10,428	10,845	11,279	11,730	12,199
Two Bedroom Deluxe (Montgomery)	9,459	9,838	10,231	10,641	11,066	11,509	11,969	12,448	12,946	13,464
Two Bedroom Deluxe-Bay Window (Whitney)	9,459	9,838	10,231	10,641	11,066	11,509	11,969	12,448	12,946	13,464
Two Bedroom Deluxe/Dining (Knollwood)	9,903	10,299	10,711	11,140	11,585	12,049	12,530	13,032	13,553	14,095
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>11,032</u>	<u>11,473</u>	<u>11,932</u>	<u>12,409</u>	<u>12,905</u>	<u>13,422</u>	<u>13,959</u>	<u>14,517</u>	<u>15,098</u>	<u>15,701</u>
Average ILU Couple Monthly Service Fee - 2006 to 2008	\$8,760	\$9,110	\$9,475	\$9,854	\$10,248	\$10,658	\$11,084	\$11,527	\$11,988	\$12,468
<u>Type B Residents 2009 - 2016</u>										
One Bedroom Traditional (Bayberry)	\$6,233	\$6,482	\$6,741	\$7,011	\$7,291	\$7,583	\$7,886	\$8,202	\$8,530	\$8,871
One Bedroom Deluxe (Elmwood)	6,587	6,850	7,124	7,409	7,706	8,014	8,334	8,668	9,014	9,375
Two Bedroom Traditional (Harthorne)	6,826	7,099	7,383	7,678	7,985	8,304	8,637	8,982	9,341	9,715
Two Bedroom Deluxe (Montgomery)	7,714	8,022	8,343	8,677	9,024	9,385	9,760	10,151	10,557	10,979
Two Bedroom Deluxe-Bay Window (Whitney)	7,714	8,022	8,343	8,677	9,024	9,385	9,760	10,151	10,557	10,979
Two Bedroom Deluxe/Dining (Knollwood)	8,158	8,484	8,824	9,177	9,544	9,925	10,322	10,735	11,165	11,611
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>9,286</u>	<u>9,658</u>	<u>10,044</u>	<u>10,446</u>	<u>10,864</u>	<u>11,298</u>	<u>11,750</u>	<u>12,220</u>	<u>12,709</u>	<u>13,217</u>
Average ILU Couple Monthly Service Fee	\$7,015	\$7,295	\$7,587	\$7,890	\$8,206	\$8,534	\$8,876	\$9,231	\$9,600	\$9,984
<u>Type B Residents 2016 and After</u>										
One Bedroom Traditional (Bayberry)	\$4,590	\$4,774	\$4,965	\$5,163	\$5,370	\$5,584	\$5,808	\$6,040	\$6,282	\$6,533
One Bedroom Deluxe (Elmwood)	5,190	5,398	5,614	5,838	6,072	6,314	6,567	6,830	7,103	7,387
Two Bedroom Traditional (Harthorne)	6,150	6,396	6,652	6,918	7,195	7,482	7,782	8,093	8,417	8,753
Two Bedroom Deluxe (Montgomery)	6,390	6,646	6,911	7,188	7,475	7,774	8,085	8,409	8,745	9,095
Two Bedroom Deluxe-Bay Window (Whitney)	6,290	6,542	6,803	7,075	7,358	7,653	7,959	8,277	8,608	8,953
Two Bedroom Deluxe/Dining (Knollwood)	6,890	7,166	7,452	7,750	8,060	8,383	8,718	9,067	9,429	9,807
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>7,355</u>	<u>7,649</u>	<u>7,955</u>	<u>8,273</u>	<u>8,604</u>	<u>8,948</u>	<u>9,306</u>	<u>9,679</u>	<u>10,066</u>	<u>10,468</u>
Average ILU Couple Monthly Service Fee	\$5,737	\$5,966	\$6,205	\$6,453	\$6,711	\$6,980	\$7,259	\$7,550	\$7,851	\$8,166
<u>Type C Residents 2016 and After</u>										
One Bedroom Traditional (Bayberry)	\$4,190	\$4,358	\$4,532	\$4,713	\$4,902	\$5,098	\$5,302	\$5,514	\$5,734	\$5,964
One Bedroom Deluxe (Elmwood)	4,790	4,982	5,181	5,388	5,604	5,828	6,061	6,303	6,555	6,818
Two Bedroom Traditional (Harthorne)	5,750	5,980	6,219	6,468	6,727	6,996	7,276	7,567	7,869	8,184
Two Bedroom Deluxe (Montgomery)	5,990	6,230	6,479	6,738	7,007	7,288	7,579	7,882	8,198	8,526
Two Bedroom Deluxe-Bay Window (Whitney)	5,890	6,126	6,371	6,625	6,890	7,166	7,453	7,751	8,061	8,383
Two Bedroom Deluxe/Dining (Knollwood)	6,490	6,750	7,020	7,300	7,592	7,896	8,212	8,540	8,882	9,237
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>6,955</u>	<u>7,233</u>	<u>7,523</u>	<u>7,823</u>	<u>8,136</u>	<u>8,462</u>	<u>8,800</u>	<u>9,152</u>	<u>9,518</u>	<u>9,899</u>
Average ILU Couple Monthly Service Fee	\$5,337	\$5,550	\$5,772	\$6,003	\$6,244	\$6,493	\$6,753	\$7,023	\$7,304	\$7,596

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Couple Monthly Service Fee

Assumption - Fees increase at:	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Type of Unit	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>Residents Entered 2002-2005 (Inflation Capped at 6.5%)</u>										
One Bedroom Traditional (Bayberry)	\$9,678	\$10,162	\$10,670	\$11,203	\$11,763	\$12,352	\$12,969	\$13,618	\$14,299	\$15,013
One Bedroom Deluxe (Elmwood)	11,222	11,783	12,372	12,991	13,640	14,322	15,039	15,790	16,580	17,409
Two Bedroom Traditional (Harthorne)	12,592	13,194	13,722	14,271	14,842	15,436	16,053	16,695	17,363	18,057
Two Bedroom Deluxe (Montgomery)	13,962	14,562	15,145	15,751	16,381	17,036	17,717	18,426	19,163	19,930
Two Bedroom Deluxe-Bay Window (Whitney)	13,962	14,562	15,145	15,751	16,381	17,036	17,717	18,426	19,163	19,930
Two Bedroom Deluxe/Dining (Knollwood)	14,648	15,245	15,855	16,489	17,149	17,835	18,548	19,290	20,062	20,864
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>16,330</u>	<u>16,983</u>	<u>17,662</u>	<u>18,368</u>	<u>19,103</u>	<u>19,867</u>	<u>20,662</u>	<u>21,489</u>	<u>22,348</u>	<u>23,242</u>
Average ILU Couple Monthly Service Fee - 2002 to 2005	\$12,213	\$12,783	\$13,346	\$13,934	\$14,549	\$15,191	\$15,861	\$16,562	\$17,294	\$18,058
<u>Type A Residents 2006 - 2008</u>										
One Bedroom Traditional (Bayberry)	\$11,808	\$12,281	\$12,772	\$13,283	\$13,814	\$14,367	\$14,942	\$15,539	\$16,161	\$16,807
One Bedroom Deluxe (Elmwood)	12,334	12,827	13,340	13,874	14,429	15,006	15,606	16,230	16,880	17,555
Two Bedroom Traditional (Harthorne)	12,687	13,194	13,722	14,271	14,842	15,436	16,053	16,695	17,363	18,057
Two Bedroom Deluxe (Montgomery)	14,002	14,562	15,145	15,751	16,381	17,036	17,717	18,426	19,163	19,930
Two Bedroom Deluxe-Bay Window (Whitney)	14,002	14,562	15,145	15,751	16,381	17,036	17,717	18,426	19,163	19,930
Two Bedroom Deluxe/Dining (Knollwood)	14,659	15,245	15,855	16,489	17,149	17,835	18,548	19,290	20,062	20,864
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>16,330</u>	<u>16,983</u>	<u>17,662</u>	<u>18,368</u>	<u>19,103</u>	<u>19,867</u>	<u>20,662</u>	<u>21,489</u>	<u>22,348</u>	<u>23,242</u>
Average ILU Couple Monthly Service Fee - 2006 to 2008	\$12,967	\$13,485	\$14,025	\$14,586	\$15,169	\$15,776	\$16,407	\$17,063	\$17,746	\$18,456
<u>Type B Residents 2009 - 2016</u>										
One Bedroom Traditional (Bayberry)	\$9,226	\$9,595	\$9,978	\$10,378	\$10,793	\$11,224	\$11,673	\$12,140	\$12,626	\$13,131
One Bedroom Deluxe (Elmwood)	9,750	10,140	10,546	10,967	11,406	11,862	12,337	12,830	13,344	13,877
Two Bedroom Traditional (Harthorne)	10,103	10,508	10,928	11,365	11,820	12,292	12,784	13,296	13,827	14,380
Two Bedroom Deluxe (Montgomery)	11,418	11,875	12,350	12,844	13,358	13,892	14,448	15,026	15,627	16,252
Two Bedroom Deluxe-Bay Window (Whitney)	11,418	11,875	12,350	12,844	13,358	13,892	14,448	15,026	15,627	16,252
Two Bedroom Deluxe/Dining (Knollwood)	12,076	12,559	13,061	13,584	14,127	14,692	15,280	15,891	16,527	17,188
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>13,746</u>	<u>14,296</u>	<u>14,868</u>	<u>15,462</u>	<u>16,081</u>	<u>16,724</u>	<u>17,393</u>	<u>18,089</u>	<u>18,812</u>	<u>19,565</u>
Average ILU Couple Monthly Service Fee	\$10,383	\$10,799	\$11,231	\$11,680	\$12,147	\$12,633	\$13,138	\$13,664	\$14,210	\$14,779
<u>Type B Residents 2016 and After</u>										
One Bedroom Traditional (Bayberry)	\$6,794	\$7,066	\$7,349	\$7,643	\$7,948	\$8,266	\$8,597	\$8,941	\$9,298	\$9,670
One Bedroom Deluxe (Elmwood)	7,682	7,990	8,309	8,642	8,987	9,347	9,721	10,110	10,514	10,935
Two Bedroom Traditional (Harthorne)	9,104	9,468	9,846	10,240	10,650	11,076	11,519	11,980	12,459	12,957
Two Bedroom Deluxe (Montgomery)	9,459	9,837	10,231	10,640	11,065	11,508	11,968	12,447	12,945	13,463
Two Bedroom Deluxe-Bay Window (Whitney)	9,311	9,683	10,070	10,473	10,892	11,328	11,781	12,252	12,742	13,252
Two Bedroom Deluxe/Dining (Knollwood)	10,199	10,607	11,031	11,472	11,931	12,409	12,905	13,421	13,958	14,516
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>10,887</u>	<u>11,323</u>	<u>11,776</u>	<u>12,247</u>	<u>12,736</u>	<u>13,246</u>	<u>13,776</u>	<u>14,327</u>	<u>14,900</u>	<u>15,496</u>
Average ILU Couple Monthly Service Fee	\$8,492	\$8,832	\$9,185	\$9,553	\$9,935	\$10,332	\$10,745	\$11,175	\$11,622	\$12,087
<u>Type C Residents 2016 and After</u>										
One Bedroom Traditional (Bayberry)	\$6,202	\$6,450	\$6,708	\$6,977	\$7,256	\$7,546	\$7,848	\$8,162	\$8,488	\$8,828
One Bedroom Deluxe (Elmwood)	7,090	7,374	7,669	7,976	8,295	8,627	8,972	9,330	9,704	10,092
Two Bedroom Traditional (Harthorne)	8,511	8,852	9,206	9,574	9,957	10,355	10,770	11,200	11,648	12,114
Two Bedroom Deluxe (Montgomery)	8,867	9,221	9,590	9,974	10,373	10,788	11,219	11,668	12,135	12,620
Two Bedroom Deluxe-Bay Window (Whitney)	8,719	9,067	9,430	9,807	10,200	10,608	11,032	11,473	11,932	12,409
Two Bedroom Deluxe/Dining (Knollwood)	9,607	9,991	10,391	10,806	11,239	11,688	12,156	12,642	13,148	13,673
<u>Two Bedroom Deluxe/Den/Solarium (Winthrop)</u>	<u>10,295</u>	<u>10,707</u>	<u>11,135</u>	<u>11,581</u>	<u>12,044</u>	<u>12,526</u>	<u>13,027</u>	<u>13,548</u>	<u>14,090</u>	<u>14,653</u>
Average ILU Couple Monthly Service Fee	\$7,900	\$8,216	\$8,545	\$8,886	\$9,242	\$9,612	\$9,996	\$10,396	\$10,812	\$11,244

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Average Nursing Monthly Service Fees

		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Assumption - Fees increase at:		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Medicaid / Medicare Fees increase at:		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<u>Type of Patient</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Enriched Housing - Private Pay	\$7,625	\$7,930	\$8,247	\$8,577	\$8,920	\$9,277	\$9,648	\$10,034	\$10,435	\$10,853
Enriched Housing - Modified Lifecare	6,863	7,137	7,422	7,719	8,028	8,349	8,683	9,031	9,392	9,767
Enriched Housing - Lifecare - 1st Person	6,356	6,610	6,874	7,149	7,435	7,733	8,042	8,364	8,698	9,046
Enriched Housing - Lifecare - 2nd Person	2,404	2,500	2,600	2,704	2,812	2,925	3,042	3,164	3,290	3,422
Enriched Housing - Lifecare - 1st Person - 2002 to 2005	6,356	5,896	6,191	6,501	6,826	7,167	7,507	7,836	8,180	8,539
Enriched Housing - Lifecare - 2nd Person - 2002 to 2005	2,404	1,979	2,078	2,181	2,291	2,405	2,566	2,803	3,057	3,328
Skilled Nursing Facility - Private Pay	13,688	14,236	14,805	15,397	16,013	16,654	17,320	18,012	18,733	19,482
Skilled Nursing Facility - Medicaid	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Skilled Nursing Facility - Medicare	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Skilled Nursing - Modified Lifecare	12,319	12,812	13,324	13,857	14,412	14,988	15,588	16,211	16,860	17,534
Skilled Nursing - Lifecare - 1st Person	6,356	6,610	6,874	7,149	7,435	7,733	8,042	8,364	8,698	9,046
Skilled Nursing - Lifecare - 2nd Person	2,404	2,500	2,600	2,704	2,812	2,925	3,042	3,164	3,290	3,422
Skilled Nursing - Lifecare - 1st Person - 2002 to 2005	6,356	5,896	6,191	6,501	6,826	7,167	7,507	7,836	8,180	8,539
Skilled Nursing - Lifecare - 2nd Person - 2002 to 2005	2,404	1,979	2,078	2,181	2,291	2,405	2,566	2,803	3,057	3,328

Average Nursing Monthly Service Fees

	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Assumption - Fees increase at:										
Medicaid / Medicare Fees increase at:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<u>Type of Patient</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Enriched Housing - Private Pay	\$11,287	\$11,738	\$12,208	\$12,696	\$13,204	\$13,732	\$14,281	\$14,853	\$15,447	\$16,065
Enriched Housing - Modified Lifecare	10,158	10,565	10,987	11,427	11,884	12,359	12,853	13,367	13,902	14,458
Enriched Housing - Lifecare - 1st Person	9,408	9,784	10,176	10,583	11,006	11,446	11,904	12,380	12,876	13,391
Enriched Housing - Lifecare - 2nd Person	3,559	3,701	3,849	4,003	4,163	4,330	4,503	4,683	4,870	5,065
Enriched Housing - Lifecare - 1st Person - 2002 to 2005	8,914	9,305	9,714	10,141	10,587	11,053	11,540	12,049	12,570	13,092
Enriched Housing - Lifecare - 2nd Person - 2002 to 2005	3,559	3,701	3,849	4,003	4,163	4,330	4,503	4,683	4,870	5,065
Skilled Nursing Facility - Private Pay	20,262	21,072	21,915	22,792	23,703	24,651	25,637	26,663	27,729	28,839
Skilled Nursing Facility - Medicaid	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568
Skilled Nursing Facility - Medicare	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568
Skilled Nursing - Modified Lifecare	18,235	18,965	19,723	20,512	21,333	22,186	23,074	23,997	24,956	25,955
Skilled Nursing - Lifecare - 1st Person	9,408	9,784	10,176	10,583	11,006	11,446	11,904	12,380	12,876	13,391
Skilled Nursing - Lifecare - 2nd Person	3,559	3,701	3,849	4,003	4,163	4,330	4,503	4,683	4,870	5,065
Skilled Nursing - Lifecare - 1st Person - 2002 to 2005	8,914	9,305	9,714	10,141	10,587	11,053	11,540	12,049	12,570	13,092
Skilled Nursing - Lifecare - 2nd Person - 2002 to 2005	3,559	3,701	3,849	4,003	4,163	4,330	4,503	4,683	4,870	5,065

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<u>Investment Income - Assets whose use is limited</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Beginning Assets	\$0	\$19,928,302	\$27,705,121	\$25,099,358	\$29,419,087	\$29,561,514	\$30,116,266	\$31,282,150	\$32,870,950	\$34,987,220
Investment Income Rate	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Investment Income	0	<u>723,174</u>	<u>910,421</u>	<u>939,212</u>	<u>1,014,993</u>	<u>1,026,399</u>	<u>1,056,130</u>	<u>1,103,439</u>	<u>1,167,644</u>	<u>1,252,638</u>
Change in Accrual	(563,594)	(279,000)	(130,000)	(90,000)	(34,000)	-	(8,000)	(4,000)	(32,000)	(18,000)
Ending Assets	<u>\$19,928,302</u>	<u>\$27,705,121</u>	<u>\$25,099,358</u>	<u>\$29,419,087</u>	<u>\$29,561,514</u>	<u>\$30,116,266</u>	<u>\$31,282,150</u>	<u>\$32,870,950</u>	<u>\$34,987,220</u>	<u>\$37,826,724</u>

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<u>Investment Income - Assets whose use is limited</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Beginning Assets	\$37,826,724	\$40,986,456	\$44,383,625	\$48,022,959	\$51,917,948	\$56,068,847	\$60,483,491	\$65,182,758	\$70,134,322	\$75,402,131
Investment Income Rate	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Investment Income	<u>1,356,540</u>	<u>1,469,353</u>	<u>1,590,417</u>	<u>1,720,045</u>	<u>1,858,472</u>	<u>2,005,840</u>	<u>2,162,640</u>	<u>2,328,677</u>	<u>2,504,494</u>	<u>2,691,507</u>
Change in Accrual	(59,920)	(62,317)	(64,809)	(67,402)	(70,098)	(72,902)	(75,818)	(78,851)	(82,005)	(85,285)
Ending Assets	<u>\$40,986,456</u>	<u>\$44,383,625</u>	<u>\$48,022,959</u>	<u>\$51,917,948</u>	<u>\$56,068,847</u>	<u>\$60,483,491</u>	<u>\$65,182,758</u>	<u>\$70,134,322</u>	<u>\$75,402,131</u>	<u>\$81,004,505</u>

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Revenue Projection	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<u>Type A Contract</u>										
ILU Entrance Fees Received	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Entrance Fees Refunded</u>	<u>(289,725)</u>	<u>(1,935,680)</u>	<u>(2,046,283)</u>	<u>(2,094,360)</u>	<u>(2,094,054)</u>	<u>(2,052,561)</u>	<u>(1,974,407)</u>	<u>(1,864,155)</u>	<u>(1,724,081)</u>	<u>(1,563,633)</u>
Net Entrance Fees	(\$289,725)	(\$1,935,680)	(\$2,046,283)	(\$2,094,360)	(\$2,094,054)	(\$2,052,561)	(\$1,974,407)	(\$1,864,155)	(\$1,724,081)	(\$1,563,633)
<u>Type B Contracts</u>										
ILU Entrance Fees Received	\$18,023	\$557,579	\$854,273	\$832,345	\$465,986	\$380,014	\$405,270	\$430,475	\$454,975	\$478,908
<u>Entrance Fees Refunded</u>	<u>(\$663)</u>	<u>(\$4,702)</u>	<u>(\$13,429)</u>	<u>(\$24,681)</u>	<u>(\$34,950)</u>	<u>(\$44,191)</u>	<u>(\$55,103)</u>	<u>(\$68,525)</u>	<u>(\$84,040)</u>	<u>(\$100,701)</u>
Net Entrance Fees	\$17,360	\$552,877	\$840,844	\$807,664	\$431,035	\$335,822	\$350,167	\$361,951	\$370,935	\$378,207
<u>Type C Contracts</u>										
ILU Entrance Fees Received	\$178,424	\$5,520,060	\$8,457,343	\$8,240,252	\$4,613,279	\$3,762,154	\$4,012,192	\$4,261,725	\$4,504,275	\$4,741,214
<u>Entrance Fees Refunded</u>	<u>(\$6,631)</u>	<u>(\$48,110)</u>	<u>(\$142,554)</u>	<u>(\$274,304)</u>	<u>(\$413,219)</u>	<u>(\$557,628)</u>	<u>(\$728,302)</u>	<u>(\$926,830)</u>	<u>(\$1,146,528)</u>	<u>(\$1,380,186)</u>
Net Entrance Fees	\$171,793	\$5,471,950	\$8,314,790	\$7,965,948	\$4,200,060	\$3,204,526	\$3,283,890	\$3,334,894	\$3,357,747	\$3,361,028
Deferred Refunds	297,019	1,988,492	2,202,266	2,393,344	2,542,224	2,654,380	2,757,811	2,859,510		
Paid Refunds	(141,000)	(137,000)	(168,000)	(1,977,000)	(4,698,000)	(3,571,000)	(3,351,523)	(3,351,523)	(300,000)	
ILU Monthly Service Fees - 2002 to 2005 Residents	\$410,500	\$2,312,978	\$2,121,543	\$1,927,489	\$1,733,647	\$1,542,714	\$1,354,268	\$1,170,705	\$999,091	\$841,077
ILU Monthly Service Fees - 2006 to 2008 Residents	63,822	359,922	330,569	300,842	271,110	241,749	213,145	185,694	159,780	135,746
ILU Monthly Service Fees - Existing Type B Residents	376,676	2,194,836	2,083,562	1,960,915	1,828,902	1,689,705	1,545,576	1,398,842	1,251,896	1,107,161
ILU Monthly Service Fees - New Type B Residents	1,464	63,481	179,907	319,143	425,492	491,664	549,594	608,198	667,129	726,067
ILU Monthly Service Fees - Type C Residents	12,519	542,759	1,538,365	2,729,391	3,639,713	4,206,861	4,703,700	5,206,400	5,711,964	6,217,646
Enriched Housing Private Pay Fees	0	222,849	257,830	202,931	147,825	97,113	54,300	18,710	0	0
Enriched Housing Lifecare Fees - 2002 to 2005 Residents	16,462	125,726	146,996	154,721	152,503	143,697	130,772	116,189	102,067	88,715
Enriched Housing Lifecare Fees - 2006 to 2008 Residents	19,961	76,184	50,604	36,693	29,127	24,697	21,660	19,257	17,146	15,093
Enriched Housing Lifecare Fees - Existing Type B Residents	8,202	133,855	185,689	213,738	224,665	223,606	214,413	199,932	182,269	163,211
Enriched Housing Lifecare Fees - New Type B Residents	16	897	3,640	9,290	17,602	27,437	37,856	48,423	58,852	68,931
Enriched Housing Lifecare Fees - Type C Residents	158	8,968	36,399	92,899	176,021	274,372	378,559	484,229	588,520	689,307
Skilled Nursing Private Pay Fees	0	465,275	699,188	733,760	747,740	743,063	728,607	709,217	689,607	672,623
Skilled Nursing Medicaid	0	138,907	204,728	210,719	210,604	205,262	197,398	188,450	179,715	171,918
Skilled Nursing Medicare	0	83,344	122,837	126,431	126,362	123,157	118,439	113,070	107,829	103,151
Skilled Nursing Lifecare Fees - 2002 to 2005 Residents	75,391	369,537	332,587	298,228	267,029	237,893	209,545	181,481	154,582	130,866
Skilled Nursing Lifecare Fees - 2006 to 2008 Residents	12,688	75,799	65,985	54,946	45,675	38,708	33,501	29,279	25,626	22,462
Skilled Nursing Lifecare Fees - Existing Type B Residents	79,175	568,677	632,444	668,345	677,202	662,985	630,810	585,732	532,238	474,028
Skilled Nursing Lifecare Fees - New Type B Residents	29	1,668	6,904	18,081	35,382	57,250	82,154	109,134	137,271	165,653
Skilled Nursing Lifecare Fees - Type C Residents	291	16,682	69,036	180,813	353,823	572,500	821,535	1,091,344	1,372,708	1,656,528
Ancillary and Other Income	43,094	310,494	362,752	409,575	444,417	464,177	481,033	498,572	517,532	538,007
<u>Investment Income</u>	<u>0</u>	<u>723,174</u>	<u>910,421</u>	<u>939,212</u>	<u>1,014,993</u>	<u>1,026,399</u>	<u>1,056,130</u>	<u>1,103,439</u>	<u>1,167,644</u>	<u>1,252,638</u>
Total Operating Revenues	1,120,450	8,796,012	10,341,984	11,588,162	12,569,837	13,095,009	13,562,995	14,066,299	14,623,469	15,240,827
New Debt	22,570,000	5,865,000	0	0	0	0	0	0	0	0
New Equity	2,000,000	0	0	0	0	0	0	0	0	0
Total Cash Inflow	\$25,745,896	\$20,601,652	\$19,485,600	\$18,683,758	\$12,951,101	\$13,666,177	\$14,628,934	\$15,406,976	\$16,328,070	\$17,416,429

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Revenue Projection	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
<u>Type A Contract</u>										
ILU Entrance Fees Received	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Entrance Fees Refunded</u>	<u>(1,386,559)</u>	<u>(1,214,654)</u>	<u>(1,043,809)</u>	<u>(875,412)</u>	<u>(722,909)</u>	<u>(591,145)</u>	<u>(471,789)</u>	<u>(369,042)</u>	<u>(282,383)</u>	<u>(211,976)</u>
Net Entrance Fees	(\$1,386,559)	(\$1,214,654)	(\$1,043,809)	(\$875,412)	(\$722,909)	(\$591,145)	(\$471,789)	(\$369,042)	(\$282,383)	(\$211,976)
<u>Type B Contracts</u>										
ILU Entrance Fees Received	\$502,943	\$527,212	\$551,731	\$576,576	\$601,891	\$627,861	\$654,664	\$682,446	\$711,317	\$741,325
<u>Entrance Fees Refunded</u>	<u>(\$118,115)</u>	<u>(\$135,947)</u>	<u>(\$153,828)</u>	<u>(\$171,437)</u>	<u>(\$188,534)</u>	<u>(\$204,967)</u>	<u>(\$220,671)</u>	<u>(\$235,656)</u>	<u>(\$250,001)</u>	<u>(\$263,826)</u>
Net Entrance Fees	\$384,829	\$391,266	\$397,904	\$405,139	\$413,357	\$422,894	\$433,993	\$446,790	\$461,316	\$477,499
<u>Type C Contracts</u>										
ILU Entrance Fees Received	\$4,979,162	\$5,219,426	\$5,462,166	\$5,708,129	\$5,958,746	\$6,215,857	\$6,481,202	\$6,756,251	\$7,042,071	\$7,339,150
<u>Entrance Fees Refunded</u>	<u>(\$1,624,266)</u>	<u>(\$1,874,098)</u>	<u>(\$2,124,439)</u>	<u>(\$2,370,757)</u>	<u>(\$2,609,672)</u>	<u>(\$2,839,095)</u>	<u>(\$3,058,089)</u>	<u>(\$3,266,851)</u>	<u>(\$3,466,485)</u>	<u>(\$3,658,687)</u>
Net Entrance Fees	\$3,354,895	\$3,345,328	\$3,337,727	\$3,337,372	\$3,349,073	\$3,376,762	\$3,423,113	\$3,489,400	\$3,575,587	\$3,680,462
Deferred Refunds										
Paid Refunds										
ILU Monthly Service Fees - 2002 to 2005 Residents	\$697,869	\$570,172	\$458,305	\$362,093	\$280,850	\$213,532	\$158,841	\$115,330	\$81,457	\$55,724
ILU Monthly Service Fees - 2006 to 2008 Residents	113,864	94,318	77,187	62,439	49,949	39,522	30,918	23,885	18,182	13,594
ILU Monthly Service Fees - Existing Type B Residents	966,973	833,458	708,480	593,546	489,719	397,606	317,367	248,756	191,184	143,808
ILU Monthly Service Fees - New Type B Residents	784,745	842,955	900,552	957,475	1,013,740	1,069,450	1,124,777	1,179,955	1,235,260	1,290,987
ILU Monthly Service Fees - Type C Residents	6,721,141	7,220,629	7,714,865	8,203,282	8,686,029	9,163,954	9,638,538	10,111,777	10,586,030	11,063,842
Enriched Housing Private Pay Fees	0	0	0	0	0	0	0	0	0	0
Enriched Housing Lifecare Fees - 2002 to 2005 Residents	75,858	63,847	53,177	43,661	35,169	28,004	22,279	17,447	13,409	10,218
Enriched Housing Lifecare Fees - 2006 to 2008 Residents	13,122	11,321	9,643	8,057	6,592	5,274	4,151	3,233	2,483	1,905
Enriched Housing Lifecare Fees - Existing Type B Residents	144,117	125,717	108,536	92,792	78,263	64,896	53,097	43,191	34,909	27,719
Enriched Housing Lifecare Fees - New Type B Residents	78,535	87,609	96,142	104,156	111,704	118,855	125,690	132,295	138,754	145,154
Enriched Housing Lifecare Fees - Type C Residents	785,351	876,091	961,415	1,041,560	1,117,038	1,188,549	1,256,902	1,322,947	1,387,538	1,451,535
Skilled Nursing Private Pay Fees	656,966	644,575	639,455	641,356	649,874	667,004	692,661	724,551	760,609	800,151
Skilled Nursing Medicaid	164,687	158,474	154,192	151,676	150,735	151,733	154,539	158,546	163,235	168,419
Skilled Nursing Medicare	98,812	95,084	92,515	91,006	90,441	91,040	92,724	95,127	97,941	101,051
Skilled Nursing Lifecare Fees - 2002 to 2005 Residents	110,349	91,314	73,886	59,121	46,802	36,028	27,123	20,514	15,717	11,758
Skilled Nursing Lifecare Fees - 2006 to 2008 Residents	19,487	16,547	13,961	11,706	9,576	7,636	5,910	4,422	3,273	2,433
Skilled Nursing Lifecare Fees - Existing Type B Residents	414,342	356,633	302,923	253,742	210,696	173,020	138,764	108,881	84,687	65,984
Skilled Nursing Lifecare Fees - New Type B Residents	193,527	220,334	245,686	269,368	291,331	311,670	330,592	348,380	365,347	381,809
Skilled Nursing Lifecare Fees - Type C Residents	1,935,271	2,203,340	2,456,861	2,693,682	2,913,312	3,116,702	3,305,925	3,483,799	3,653,474	3,818,087
Ancillary and Other Income	559,001	580,497	602,711	625,629	649,273	673,779	699,232	725,721	753,340	782,167
<u>Investment Income</u>	<u>1,356,540</u>	<u>1,469,353</u>	<u>1,590,417</u>	<u>1,720,045</u>	<u>1,858,472</u>	<u>2,005,840</u>	<u>2,162,640</u>	<u>2,328,677</u>	<u>2,504,494</u>	<u>2,691,507</u>
Total Operating Revenues	15,890,557	16,562,268	17,260,909	17,986,392	18,739,568	19,524,093	20,342,670	21,197,435	22,091,322	23,027,852
New Debt										
New Equity	0	0	0	0	0	0	0	0	0	0
Total Cash Inflow	\$18,243,722	\$19,084,208	\$19,952,731	\$20,853,491	\$21,779,089	\$22,732,604	\$23,727,988	\$24,764,582	\$25,845,842	\$26,973,837

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Expense Projection	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Health Care	572,000	1,993,000	2,098,000	2,161,000	2,225,000	2,292,000	2,361,000	2,432,000	2,505,000	2,580,000
Dietary	556,000	1,900,000	2,123,000	2,314,000	2,412,000	2,484,000	2,559,000	2,636,000	2,715,000	2,796,000
Administrative	684,000	2,113,000	2,173,000	2,111,000	1,921,000	1,979,000	2,038,000	2,100,000	2,163,000	2,227,000
Maintenance and Security	277,000	1,013,000	1,186,000	1,332,000	1,397,000	1,439,000	1,482,000	1,526,000	1,572,000	1,619,000
Housekeeping and Laundry	150,000	496,000	542,000	583,000	606,000	624,000	642,000	662,000	681,000	702,000
Insurance	64,000	199,000	205,000	211,000	217,000	224,000	230,000	237,000	244,000	252,000
Property Taxes	258,000	796,000	820,000	844,000	869,000	896,000	922,000	950,000	979,000	1,008,000
<i>Deferred Financing Costs</i>	1,768,000	120,000	0	0	0	0	0	0	0	0
Capital Replacement	667,000	2,000,000	2,000,000	1,333,000	675,000	696,000	716,000	738,000	760,000	783,000
Interest	0	1,119,833	1,744,363	1,376,029	1,353,675	1,336,425	1,318,050	1,298,175	1,276,800	1,253,925
<u>Principal Payments</u>	<u>0</u>	<u>0</u>	<u>8,250,000</u>	<u>1,165,000</u>	<u>230,000</u>	<u>245,000</u>	<u>265,000</u>	<u>285,000</u>	<u>305,000</u>	<u>330,000</u>
Total Expense	\$5,254,000	\$12,545,833	\$21,961,363	\$14,274,029	\$12,774,675	\$13,111,425	\$13,455,050	\$13,814,175	\$14,179,800	\$14,558,925
Net Cash Flow	<u>\$20,491,896</u>	<u>\$8,055,818</u>	<u>(\$2,475,762)</u>	<u>\$4,409,729</u>	<u>\$176,426</u>	<u>\$554,752</u>	<u>\$1,173,884</u>	<u>\$1,592,801</u>	<u>\$2,148,270</u>	<u>\$2,857,504</u>
Accumulated Net Cash and Accruals	<u>\$4,377,896</u>	<u>\$12,433,715</u>	<u>\$9,957,952</u>	<u>\$14,367,681</u>	<u>\$14,544,108</u>	<u>\$15,098,860</u>	<u>\$16,272,744</u>	<u>\$17,865,544</u>	<u>\$20,013,814</u>	<u>\$22,871,318</u>
Total Current Assets	262,000	1,031,000	1,184,000	1,278,000	1,316,000	1,339,000	1,372,000	1,398,000	1,454,000	1,498,000
Amounts Due and Unpaid	368,000	858,000	881,000	885,000	889,000	912,000	937,000	959,000	983,000	1,009,000
Restricted and Unrestricted Cash	<u>\$4,483,896</u>	<u>\$12,260,715</u>	<u>\$9,654,952</u>	<u>\$13,974,681</u>	<u>\$14,117,108</u>	<u>\$14,671,860</u>	<u>\$15,837,744</u>	<u>\$17,426,544</u>	<u>\$19,542,814</u>	<u>\$22,382,318</u>

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Expense Projection	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Health Care	2,657,217	2,763,506	2,874,046	2,989,008	3,108,568	3,232,911	3,362,227	3,496,716	3,636,585	3,782,048
Dietary	2,879,682	2,994,869	3,114,664	3,239,250	3,368,820	3,503,573	3,643,716	3,789,465	3,941,043	4,098,685
Administrative	2,293,652	2,385,398	2,480,814	2,580,047	2,683,249	2,790,578	2,902,202	3,018,290	3,139,021	3,264,582
Maintenance and Security	1,667,455	1,734,153	1,803,520	1,875,660	1,950,687	2,028,714	2,109,863	2,194,257	2,282,028	2,373,309
Housekeeping and Laundry	723,010	751,931	782,008	813,288	845,820	879,652	914,839	951,432	989,489	1,029,069
Insurance	259,542	269,924	280,721	291,950	303,628	315,773	328,404	341,540	355,201	369,409
Property Taxes	1,038,169	1,079,695	1,122,883	1,167,798	1,214,510	1,263,091	1,313,614	1,366,159	1,420,805	1,477,638
<i>Deferred Financing Costs</i>	0	0	0	0	0	0	0	0	0	0
Capital Replacement	883,000	983,000	1,083,000	1,183,000	1,283,000	1,383,000	1,483,000	1,583,000	1,683,000	1,783,000
Interest	1,229,175	1,202,550	1,174,050	1,143,300	1,110,300	1,074,675	1,036,425	997,150	953,050	905,800
<u>Principal Payments</u>	<u>355,000</u>	<u>380,000</u>	<u>410,000</u>	<u>440,000</u>	<u>475,000</u>	<u>510,000</u>	<u>545,000</u>	<u>630,000</u>	<u>675,000</u>	<u>725,000</u>
 Total Expense	 \$15,024,070	 \$15,624,721	 \$16,248,588	 \$16,891,100	 \$17,558,092	 \$18,245,058	 \$18,952,904	 \$19,734,168	 \$20,496,029	 \$21,286,178
 Net Cash Flow	 <u>\$3,219,652</u>	 <u>\$3,459,486</u>	 <u>\$3,704,143</u>	 <u>\$3,962,391</u>	 <u>\$4,220,998</u>	 <u>\$4,487,546</u>	 <u>\$4,775,084</u>	 <u>\$5,030,415</u>	 <u>\$5,349,813</u>	 <u>\$5,687,659</u>
 Accumulated Net Cash and Accruals	 <u>\$26,090,970</u>	 <u>\$29,550,456</u>	 <u>\$33,254,599</u>	 <u>\$37,216,990</u>	 <u>\$41,437,988</u>	 <u>\$45,925,533</u>	 <u>\$50,700,618</u>	 <u>\$55,731,032</u>	 <u>\$61,080,846</u>	 <u>\$66,768,505</u>
 Total Current Assets	 1,557,920	 1,620,237	 1,685,046	 1,752,448	 1,822,546	 1,895,448	 1,971,266	 2,050,116	 2,132,121	 2,217,406
Amounts Due and Unpaid	1,009,000	1,009,000	1,009,000	1,009,000	1,009,000	1,009,000	1,009,000	1,009,000	1,009,000	1,009,000
 Restricted and Unrestricted Cash	 <u>\$25,542,050</u>	 <u>\$28,939,219</u>	 <u>\$32,578,553</u>	 <u>\$36,473,542</u>	 <u>\$40,624,441</u>	 <u>\$45,039,085</u>	 <u>\$49,738,352</u>	 <u>\$54,689,916</u>	 <u>\$59,957,725</u>	 <u>\$65,560,099</u>

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Reserve Liability Calculation

Retrospective Reserve Liability	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Entrance Fees (100%)	28,359,907	\$28,556,354	\$34,633,993	\$43,945,609	\$53,018,206	\$58,097,471	\$62,239,638	\$66,657,101	\$71,349,301	\$76,308,551	\$81,528,674
Monthly Service Fees (100%)	0	1,077,356	7,929,325	15,713,552	24,679,087	34,556,982	44,992,819	55,919,906	67,354,747	79,315,888	91,818,378
Non-Resident Revenues	0	0	910,375	2,194,957	3,468,798	4,701,330	5,869,925	6,968,669	7,998,116	8,975,268	9,922,961
Interest Received {See 350.6(c) (1) to (4)}	0	0	723,174	1,633,595	2,572,807	3,587,800	4,614,199	5,670,329	6,773,768	7,941,412	9,194,050
Capital Gains Adjustment {See 350.6(c) (1)to(4)}	0	0	0	0	0	0	0	0	0	0	0
Capital Gains Adjustment for Class 3 Assets	0	0	0	0	0	0	0	0	0	0	0
Capital Gains for Class 1 and 2 Assets	0	0	0	0	0	0	0	0	0	0	0
Capital Losses for Class 1 and 2 Assets	0	0	0	0	0	0	0	0	0	0	0
Actual Operating Expenses	0	2,819,000	12,125,000	22,092,000	32,492,000	43,008,000	53,842,000	64,998,000	76,491,000	88,329,000	100,521,000
Entrance Fee Refunds	0	297,019	2,285,511	4,487,777	6,881,121	9,423,345	12,077,725	14,835,536	17,695,046	20,649,695	23,694,216
Capital Expenses(Depreciation)	0	(48,200)	(339,709)	(611,903)	(848,067)	(1,017,171)	(1,104,539)	(1,103,404)	(1,011,158)	(823,756)	(487,369)
Interest Payments	0	0	1,119,833	2,864,196	4,240,225	5,593,900	6,930,325	8,248,375	9,546,550	10,823,350	12,077,275
Change in Unearned/Advance Payment Liability	0	0	0	0	0	0	0	0	0	0	0
Release of Excess of Retrospective over Prospective	0	0	0	0	0	0	0	0	0	0	0
<u>Miscellaneous Revenue or (Expense)</u>	<u>0</u>	<u>43,094</u>	<u>353,588</u>	<u>716,340</u>	<u>1,125,915</u>	<u>1,570,332</u>	<u>2,034,510</u>	<u>2,515,543</u>	<u>3,014,115</u>	<u>3,531,646</u>	<u>4,069,654</u>
Retrospective Reserve Liability	\$28,359,907	\$26,608,985	\$29,359,819	\$35,371,985	\$42,099,534	\$45,505,840	\$48,005,581	\$50,753,042	\$53,768,609	\$57,094,477	\$60,728,594

Prospective Reserve Liability	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Amounts Due and Unpaid	\$0	\$368,000	\$858,000	\$881,000	\$885,000	\$889,000	\$912,000	\$937,000	\$959,000	\$983,000	\$1,009,000
Replacement Reserve { See 350.3 (a)-(b) }	0	0	0	0	0	0	0	0	0	0	0
PV of Future Operating Expenses	32,376,449	33,796,955	38,512,322	47,965,807	57,024,612	60,488,881	62,423,542	64,502,258	66,722,669	69,093,782	71,632,927
PV of Future Depreciation Charges	(389,673)	(92,171)	450,390	1,306,365	2,310,077	3,074,872	3,789,610	4,566,218	5,408,772	6,317,667	7,246,893
PV of Future Imputed Investment Income	6,236,625	6,043,183	7,421,968	9,454,427	11,372,693	12,024,938	12,314,044	12,580,292	12,823,684	13,050,415	13,277,571
PV of Future Interest Payments	4,267,307	4,758,090	5,259,418	5,782,050	6,453,540	6,479,635	6,329,467	6,169,788	5,996,874	5,807,306	5,598,386
PV of Future Insurance and Taxes on Capital Assets	1,704,024	1,778,787	2,026,964	2,524,516	3,001,295	3,183,625	3,285,450	3,394,856	3,511,719	3,636,515	3,770,154
PV of Cost of Replacements (Excl. in Replacement Res.)	0	0	0	0	0	0	0	0	0	0	0
PV of Future Refunds	16,575,449	17,762,370	19,313,483	22,086,342	24,730,307	25,715,194	26,253,359	26,832,711	27,457,336	28,133,563	28,867,394
PV of Future Monthly Service Fees	64,009,623	61,130,278	67,482,797	79,714,443	91,002,315	94,107,242	95,074,552	96,301,036	97,810,130	99,601,688	101,674,810
<u>PV of Miscellaneous Expense or (Revenue)</u>	<u>(1,385,465)</u>	<u>(1,526,872)</u>	<u>(1,841,987)</u>	<u>(2,402,670)</u>	<u>(2,922,798)</u>	<u>(3,087,585)</u>	<u>(3,160,207)</u>	<u>(3,244,101)</u>	<u>(3,339,070)</u>	<u>(3,443,511)</u>	<u>(3,555,701)</u>
Prospective Reserve Liability	-\$4,624,909	\$1,758,063	\$4,517,761	\$7,883,395	\$11,852,411	\$14,661,317	\$17,072,711	\$19,437,986	\$21,730,855	\$23,977,048	\$26,171,814

Minimum Liquid Reserve

Interest and Principal Payments Due Next 12 Months	\$0	\$1,119,833	\$1,744,363	\$1,376,029	\$1,583,675	\$1,581,425	\$1,583,050	\$1,583,175	\$1,581,800	\$1,583,925	\$1,584,175
35% of Taxes and Insurance Expenses	0	0	0	0	0	0	0	0	0	0	0
35% of Operating Expenses	986,650	3,257,100	3,488,450	3,640,000	3,680,600	3,791,900	3,904,600	4,022,550	4,143,300	4,267,200	4,394,913
<u>35% of Refunds Due In Next Twelve Months*</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Minimum Liquid Reserve	\$986,650	\$4,376,933	\$5,232,813	\$5,016,029	\$5,264,275	\$5,373,325	\$5,487,650	\$5,605,725	\$5,725,100	\$5,851,125	\$5,979,088

*Refunds are assumed to be paid when the liability is accrued. Consequently, the assumed "Refunds Due" is always 0.

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

Reserve Liability Calculation

Retrospective Reserve Liability	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Entrance Fees (100%)	\$87,010,779	\$92,757,417	\$98,771,314	\$105,056,019	\$111,616,656	\$118,460,375	\$125,596,241	\$133,034,938	\$140,788,327	\$148,868,801
Monthly Service Fees (100%)	104,872,929	118,487,214	132,668,833	147,425,514	162,766,286	178,700,983	195,241,857	212,406,669	230,218,373	248,702,929
Non-Resident Revenues	10,843,427	11,741,560	12,627,722	13,511,759	14,402,809	15,312,586	16,252,510	17,230,735	18,252,519	19,322,141
Interest Received {See 350.6(c) (1) to (4)}	10,550,590	12,019,943	13,610,361	15,330,405	17,188,878	19,194,717	21,357,357	23,686,034	26,190,528	28,882,036
Capital Gains Adjustment {See 350.6(c) (1)to(4)}	0	0	0	0	0	0	0	0	0	0
Capital Gains Adjustment for Class 3 Assets	0	0	0	0	0	0	0	0	0	0
Capital Gains for Class 1 and 2 Assets	0	0	0	0	0	0	0	0	0	0
Capital Losses for Class 1 and 2 Assets	0	0	0	0	0	0	0	0	0	0
Actual Operating Expenses	113,077,895	126,137,067	139,718,605	153,843,405	168,533,196	183,810,580	199,699,058	216,223,076	233,408,055	251,280,432
Entrance Fee Refunds	26,823,156	30,047,855	33,369,931	36,787,537	40,308,652	43,943,859	47,694,407	51,565,957	55,564,826	59,699,315
Capital Expenses(Depreciation)	17,773	679,653	1,512,397	2,531,590	3,756,060	5,202,548	6,888,189	8,834,652	11,065,435	13,585,456
Interest Payments	13,306,450	14,509,000	15,683,050	16,826,350	17,936,650	19,011,325	20,047,750	21,044,900	21,997,950	22,903,750
Change in Unearned/Advance Payment Liability	0	0	0	0	0	0	0	0	0	0
Release of Excess of Retrospective over Prospective	0	0	0	0	0	0	0	0	0	0
<u>Miscellaneous Revenue or (Expense)</u>	<u>4,628,654</u>	<u>5,209,151</u>	<u>5,811,862</u>	<u>6,437,491</u>	<u>7,086,764</u>	<u>7,760,543</u>	<u>8,459,775</u>	<u>9,185,496</u>	<u>9,938,836</u>	<u>10,721,003</u>
Retrospective Reserve Liability	\$64,681,104	\$68,841,711	\$73,206,109	\$77,772,307	\$82,526,834	\$87,460,892	\$92,578,335	\$97,875,287	\$103,352,317	\$109,027,956

Prospective Reserve Liability	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Amounts Due and Unpaid	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000
Replacement Reserve { See 350.3 (a)-(b) }	0	0	0	0	0	0	0	0	0	0
PV of Future Operating Expenses	74,350,349	77,162,983	80,076,317	83,095,653	86,226,848	89,481,891	92,875,595	96,421,211	100,129,639	104,151,077
PV of Future Depreciation Charges	8,173,441	9,098,303	9,997,275	10,840,270	11,589,574	12,204,531	12,638,724	12,835,309	12,728,955	12,284,488
PV of Future Imputed Investment Income	13,510,606	13,756,623	14,026,751	14,335,513	14,700,218	15,142,523	15,689,214	16,370,438	17,225,235	18,322,432
PV of Future Interest Payments	5,367,793	5,113,599	4,834,450	4,529,143	4,196,429	3,835,870	3,447,269	3,028,991	2,582,890	2,113,233
PV of Future Insurance and Taxes on Capital Assets	3,913,176	4,061,210	4,214,543	4,373,455	4,538,255	4,709,573	4,888,189	5,074,801	5,269,981	5,481,636
PV of Cost of Replacements (Excl. in Replacement Res.)	0	0	0	0	0	0	0	0	0	0
PV of Future Refunds	29,668,426	30,530,145	31,455,730	32,452,462	33,518,606	34,650,486	35,854,624	37,134,071	38,486,028	39,913,467
PV of Future Monthly Service Fees	104,033,273	106,676,703	109,605,377	112,817,849	116,310,886	120,086,633	124,151,175	128,508,084	133,157,853	138,260,246
<u>PV of Miscellaneous Expense or (Revenue)</u>	<u>(3,675,453)</u>	<u>(3,802,744)</u>	<u>(3,937,378)</u>	<u>(4,079,267)</u>	<u>(4,228,467)</u>	<u>(4,385,099)</u>	<u>(4,549,383)</u>	<u>(4,721,611)</u>	<u>(4,902,093)</u>	<u>(5,094,383)</u>
Prospective Reserve Liability	\$28,284,065	\$30,252,415	\$32,071,311	\$33,738,381	\$35,239,577	\$36,562,143	\$37,702,057	\$38,644,125	\$39,371,783	\$39,920,702

Minimum Liquid Reserve

Interest and Principal Payments Due Next 12 Months	\$1,582,550	\$1,584,050	\$1,583,300	\$1,585,300	\$1,584,675	\$1,581,425	\$1,627,150	\$1,628,050	\$1,630,800	\$1,630,050
35% of Taxes and Insurance Expenses	0	0	0	0	0	0	0	0	0	0
35% of Operating Expenses	4,570,710	4,753,538	4,943,680	5,141,427	5,347,084	5,560,968	5,783,406	6,014,742	6,255,332	6,505,545
<u>35% of Refunds Due In Next Twelve Months*</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Minimum Liquid Reserve	\$6,153,260	\$6,337,588	\$6,526,980	\$6,726,727	\$6,931,759	\$7,142,393	\$7,410,556	\$7,642,792	\$7,886,132	\$8,135,595

*Refunds are assumed to be paid when the liability is accrued. Consequently, the assumed "Refunds Due" is always 0.

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

**Westchester Meadows
Balance Sheet Projection**

Assets	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Total Current Assets	-\$16,114,000	\$262,000	\$1,031,000	\$1,184,000	\$1,278,000	\$1,316,000	\$1,339,000	\$1,372,000	\$1,398,000	\$1,454,000	\$1,498,000
Other Cash and Investments	0	4,483,896	12,260,715	9,654,952	13,974,681	14,117,108	14,671,860	15,837,744	17,426,544	19,542,814	22,382,318
Property, Plant and Equipment	44,232,906	45,211,470	47,528,202	49,827,132	51,424,636	52,298,781	53,113,993	53,862,612	54,544,145	55,154,669	55,641,484
Unamortized Financing Costs	0	1,745,637	1,840,414	1,813,677	1,785,337	1,755,296	1,723,453	1,689,699	1,653,919	1,615,993	1,575,792
<u>Deferred Marketing Costs</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets	\$28,118,906	\$51,703,003	\$62,660,330	\$62,479,762	\$68,462,654	\$69,487,185	\$70,848,305	\$72,762,054	\$75,022,608	\$77,767,477	\$81,097,594
Liabilities	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Long - Term and Short - Term Debt	\$0	\$28,435,000	\$28,435,000	\$20,185,000	\$19,020,000	\$18,790,000	\$18,545,000	\$18,280,000	\$17,995,000	\$17,690,000	\$17,360,000
Subordinated Debt	0	2,156,019	4,007,511	6,041,777	6,458,121	4,302,345	3,385,725	2,792,013	2,300,000	2,000,000	2,000,000
Prospective Reserve	-4,624,909	1,758,063	4,517,761	7,883,395	11,852,411	14,661,317	17,072,711	19,437,986	21,730,855	23,977,048	26,171,814
Minimum Liquid Reserve	986,650	4,376,933	5,232,813	5,016,029	5,264,275	5,373,325	5,487,650	5,605,725	5,725,100	5,851,125	5,979,088
Retrospective Reserve	28,359,907	26,608,985	29,359,819	35,371,985	42,099,534	45,505,840	48,005,581	50,753,042	53,768,609	57,094,477	60,728,594
<u>Reserve Liability</u>	<u>28,359,907</u>	<u>26,608,985</u>	<u>29,359,819</u>	<u>35,371,985</u>	<u>42,099,534</u>	<u>45,505,840</u>	<u>48,005,581</u>	<u>50,753,042</u>	<u>53,768,609</u>	<u>57,094,477</u>	<u>60,728,594</u>
Total Liabilities	\$28,359,907	\$57,200,004	\$61,802,330	\$61,598,762	\$67,577,655	\$68,598,185	\$69,936,305	\$71,825,054	\$74,063,609	\$76,784,477	\$80,088,594
Net Surplus	(\$241,001)	(\$5,497,000)	\$858,000	\$881,000	\$885,000	\$889,000	\$912,000	\$937,000	\$959,000	\$983,000	\$1,009,000

Westchester Meadows Comprehensive Actuarial Study December 31, 2015

**Westchester Meadows
Balance Sheet Projection**

Assets	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Total Current Assets	\$1,557,920	\$1,620,237	\$1,685,046	\$1,752,448	\$1,822,546	\$1,895,448	\$1,971,266	\$2,050,116	\$2,132,121	\$2,217,406
Other Cash and Investments	25,542,050	28,939,219	32,578,553	36,473,542	40,624,441	45,039,085	49,738,352	54,689,916	59,957,725	65,560,099
Property, Plant and Equipment	56,061,955	56,428,246	56,726,382	56,940,943	57,053,272	57,046,810	56,904,617	56,605,230	56,125,366	55,460,340
Unamortized Financing Costs	1,533,178	1,488,008	1,440,127	1,389,374	1,335,575	1,278,548	1,218,100	1,154,025	1,086,105	1,014,110
<u>Deferred Marketing Costs</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets	\$84,695,104	\$88,475,710	\$92,430,108	\$96,556,306	\$100,835,834	\$105,259,892	\$109,832,335	\$114,499,287	\$119,301,317	\$124,251,955
Liabilities	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Long - Term and Short - Term Debt	\$17,005,000	\$16,625,000	\$16,215,000	\$15,775,000	\$15,300,000	\$14,790,000	\$14,245,000	\$13,615,000	\$12,940,000	\$12,215,000
Subordinated Debt	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Prospective Reserve	28,284,065	30,252,415	32,071,311	33,738,381	35,239,577	36,562,143	37,702,057	38,644,125	39,371,783	39,920,702
Minimum Liquid Reserve	6,153,260	6,337,588	6,526,980	6,726,727	6,931,759	7,142,393	7,410,556	7,642,792	7,886,132	8,135,595
Retrospective Reserve	64,681,104	68,841,711	73,206,109	77,772,307	82,526,834	87,460,892	92,578,335	97,875,287	103,352,317	109,027,956
<u>Reserve Liability</u>	<u>64,681,104</u>	<u>68,841,711</u>	<u>73,206,109</u>	<u>77,772,307</u>	<u>82,526,834</u>	<u>87,460,892</u>	<u>92,578,335</u>	<u>97,875,287</u>	<u>103,352,317</u>	<u>109,027,956</u>
Total Liabilities	\$83,686,104	\$87,466,711	\$91,421,109	\$95,547,307	\$99,826,834	\$104,250,892	\$108,823,335	\$113,490,287	\$118,292,317	\$123,242,956
Net Surplus	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000	\$1,009,000

APPENDIX A

OPEN GROUP PROJECTION

As of December 31, 2015

The seven pages of the Appendix titled “Westchester Meadows—Open Group Projection” summarize the open group projection used in the cash flow projection. The open group allows for new entrants into the community as Independent Living units are turned over. These reports summarize the location and expected demographic phenomena in Independent Living, Enriched Housing and Skilled Nursing for lifecare residents. Under the assumptions, Independent Living is currently at 63.0% occupancy, and is expected to increase to 92.0% occupancy as seen on Page 1 of the Appendix.

The maximum need of the Enriched Housing and Skilled Nursing units by lifecare residents can be found on Page 2 and is expected to be approximately 9 units in Enriched Housing and 15 beds in Skilled Nursing, including temporary care. Since Westchester Meadows only has 20 Skilled Nursing units, we have assumed that any additional residents in excess of the available beds will be cared for in an outside facility.

Page 3 of the Appendix provides the total number of days residents will spend at each level of care and Page 4 gives the average ages of residents at each level of care. Pages 5 to 7 of the Appendix provide a breakdown of residential movement at each level of care. These numbers are based on Continuing Care Actuaries’ national database for CCRC residents, as well as the credible experience at Westchester Meadows. Actual experience may vary and Management should track actual versus expected nursing utilization, since higher lifecare utilization by lifecare residents will result in lower nursing revenue.

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Community Occupancy Summary					
	Independent Living Unit					
	Number of Residents	Number of Units	Occupancy Rate	Density Ratio	Units Released	New Units Occupied
2016	85.0	71.2	59.3%	1.19	7.0	3.2
2017	93.8	79.4	66.2%	1.18	7.2	15.5
2018	110.8	94.6	78.8%	1.17	7.7	22.8
2019	125.3	107.6	89.7%	1.16	8.3	21.3
2020	127.6	110.4	92.0%	1.16	8.7	11.5
2021	126.7	110.4	92.0%	1.15	9.0	9.0
2022	126.0	110.4	92.0%	1.14	9.2	9.2
2023	125.4	110.4	92.0%	1.14	9.4	9.4
2024	124.9	110.4	92.0%	1.13	9.6	9.6
2025	124.5	110.4	92.0%	1.13	9.7	9.7
2026	124.1	110.4	92.0%	1.12	9.8	9.8
2027	123.9	110.4	92.0%	1.12	9.9	9.9
2028	123.7	110.4	92.0%	1.12	9.9	9.9
2029	123.6	110.4	92.0%	1.12	10.0	10.0
2030	123.4	110.4	92.0%	1.12	10.0	10.0
2031	123.4	110.4	92.0%	1.12	10.1	10.1
2032	123.3	110.4	92.0%	1.12	10.1	10.1
2033	123.3	110.4	92.0%	1.12	10.1	10.1
2034	123.2	110.4	92.0%	1.12	10.1	10.1
2035	123.2	110.4	92.0%	1.12	10.1	10.1
2036	123.2	110.4	92.0%	1.12	10.2	10.2
2037	123.2	110.4	92.0%	1.12	10.2	10.2
2038	123.2	110.4	92.0%	1.12	10.2	10.2
2039	123.2	110.4	92.0%	1.12	10.2	10.2
2040	123.2	110.4	92.0%	1.12	10.2	10.2
2041	123.3	110.4	92.0%	1.12	10.2	10.2
2042	123.3	110.4	92.0%	1.12	10.2	10.2
2043	123.3	110.4	92.0%	1.12	10.2	10.2
2044	123.3	110.4	92.0%	1.12	10.2	10.2
2045	123.3	110.4	92.0%	1.12	10.2	10.2

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Community Occupancy Summary							
	Assisted Living Unit				Skilled Nursing Facility			
	Number of Permanent Residents	2nd Person Subset Permanent	Number of Temporary Residents	Occupancy Rate	Number of Permanent Residents	2nd Person Subset Permanent	Number of Temporary Residents	Occupancy Rate
2016	4.2	0.9	0.0	42.5%	10.8	2.9	1.6	61.9%
2017	5.1	1.4	0.0	50.7%	10.2	2.8	1.7	59.5%
2018	5.7	1.6	0.0	57.2%	9.9	2.8	1.8	58.4%
2019	6.3	1.8	0.0	63.4%	9.9	2.9	1.9	58.9%
2020	6.9	1.9	0.0	69.0%	10.1	2.9	1.9	60.1%
2021	7.4	1.9	0.0	73.5%	10.4	2.9	1.9	61.8%
2022	7.7	2.0	0.0	77.1%	10.8	2.9	1.9	63.7%
2023	8.0	1.9	0.0	79.8%	11.2	2.9	2.0	65.5%
2024	8.2	1.9	0.0	82.0%	11.5	2.9	2.0	67.2%
2025	8.4	1.8	0.0	83.8%	11.8	2.8	2.0	68.8%
2026	8.5	1.8	0.0	85.0%	12.0	2.8	2.0	70.2%
2027	8.6	1.8	0.0	85.9%	12.3	2.7	2.0	71.3%
2028	8.6	1.7	0.0	86.5%	12.4	2.7	2.0	72.1%
2029	8.7	1.7	0.0	86.8%	12.5	2.6	2.0	72.8%
2030	8.7	1.7	0.0	86.8%	12.6	2.6	2.0	73.2%
2031	8.7	1.6	0.0	86.7%	12.6	2.5	2.0	73.3%
2032	8.7	1.6	0.0	86.5%	12.6	2.5	2.0	73.2%
2033	8.6	1.6	0.0	86.3%	12.6	2.5	2.0	73.1%
2034	8.6	1.6	0.0	86.0%	12.6	2.4	2.0	72.9%
2035	8.6	1.6	0.0	85.7%	12.5	2.4	2.0	72.6%
2036	8.6	1.6	0.0	85.5%	12.5	2.4	2.0	72.4%
2037	8.5	1.6	0.0	85.3%	12.4	2.4	2.0	72.1%
2038	8.5	1.6	0.0	85.2%	12.4	2.4	2.0	72.0%
2039	8.5	1.6	0.0	85.1%	12.4	2.4	2.0	71.9%
2040	8.5	1.6	0.0	85.1%	12.3	2.4	2.0	71.8%
2041	8.5	1.6	0.0	85.1%	12.3	2.4	2.0	71.7%
2042	8.5	1.6	0.0	85.1%	12.3	2.4	2.0	71.7%
2043	8.5	1.6	0.0	85.1%	12.3	2.4	2.0	71.7%
2044	8.5	1.6	0.0	85.2%	12.3	2.4	2.0	71.7%
2045	8.5	1.6	0.0	85.2%	12.3	2.4	2.0	71.8%

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Number of Days In Each Level of Care							
	Independent Living Unit Days	Assisted Living Unit			Skilled Nursing Facility			
		Permanent Days		Temporary Contract Days	Permanent Days		Temporary Days	
		Contract Residents	2nd Person Subset		Contract Residents	2nd Person Subset	Contract Residents	Direct Admit Residents
2016	32,147	1,323	170	0	3,972	1,071	598	0
2017	32,655	1,701	423	0	3,833	1,037	608	0
2018	37,359	1,970	549	0	3,679	1,027	646	0
2019	43,124	2,202	623	0	3,617	1,034	686	0
2020	46,195	2,418	674	0	3,656	1,050	696	0
2021	46,442	2,603	702	0	3,756	1,063	701	0
2022	46,142	2,751	712	0	3,879	1,067	708	0
2023	45,895	2,865	708	0	4,008	1,063	715	0
2024	45,694	2,956	697	0	4,132	1,052	721	0
2025	45,532	3,027	683	0	4,245	1,038	724	0
2026	45,402	3,082	667	0	4,348	1,021	728	0
2027	45,298	3,121	652	0	4,438	1,002	731	0
2028	45,217	3,147	637	0	4,506	983	734	0
2029	45,154	3,164	623	0	4,557	964	737	0
2030	45,106	3,171	612	0	4,592	946	737	0
2031	45,070	3,170	603	0	4,611	930	737	0
2032	45,043	3,164	595	0	4,614	916	736	0
2033	45,025	3,156	589	0	4,606	905	736	0
2034	45,012	3,146	585	0	4,594	896	735	0
2035	45,005	3,135	582	0	4,578	889	735	0
2036	45,002	3,127	580	0	4,560	885	735	0
2037	45,002	3,120	579	0	4,543	882	734	0
2038	45,004	3,114	578	0	4,530	881	734	0
2039	45,007	3,111	579	0	4,519	880	734	0
2040	45,011	3,109	579	0	4,511	881	734	0
2041	45,015	3,107	580	0	4,506	882	734	0
2042	45,019	3,107	580	0	4,503	883	734	0
2043	45,022	3,108	581	0	4,501	884	734	0
2044	45,024	3,110	582	0	4,503	885	735	0
2045	45,025	3,112	582	0	4,505	886	735	0

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Average Age of Residents at the End of the Year									
	Independent Living Unit		Assisted Living Unit				Skilled Nursing Facility			
			Contract Residents		Direct Admit Residents		Contract Residents		Direct Admit Residents	
	Males	Females	Males	Females	Males	Females	Males	Females	Males	Females
2016	91.80	92.69	93.63	95.69	0.00	0.00	91.84	93.56	0.00	0.00
2017	91.36	91.52	93.48	95.08	N/A	N/A	92.94	94.58	N/A	N/A
2018	90.59	90.09	93.39	94.62	N/A	N/A	93.44	95.01	N/A	N/A
2019	90.18	89.28	93.17	94.03	N/A	N/A	93.57	94.89	N/A	N/A
2020	90.36	89.25	92.99	93.44	N/A	N/A	93.56	94.44	N/A	N/A
2021	90.63	89.37	92.94	92.96	N/A	N/A	93.55	93.92	N/A	N/A
2022	90.84	89.47	92.97	92.62	N/A	N/A	93.55	93.45	N/A	N/A
2023	91.00	89.55	93.04	92.39	N/A	N/A	93.56	93.08	N/A	N/A
2024	91.11	89.62	93.13	92.29	N/A	N/A	93.59	92.82	N/A	N/A
2025	91.18	89.69	93.22	92.29	N/A	N/A	93.62	92.68	N/A	N/A
2026	91.21	89.75	93.33	92.33	N/A	N/A	93.64	92.69	N/A	N/A
2027	91.22	89.81	93.42	92.42	N/A	N/A	93.71	92.74	N/A	N/A
2028	91.21	89.87	93.48	92.55	N/A	N/A	93.78	92.83	N/A	N/A
2029	91.18	89.92	93.54	92.67	N/A	N/A	93.82	92.98	N/A	N/A
2030	91.15	89.98	93.57	92.78	N/A	N/A	93.87	93.13	N/A	N/A
2031	91.12	90.03	93.60	92.87	N/A	N/A	93.89	93.27	N/A	N/A
2032	91.09	90.08	93.59	92.95	N/A	N/A	93.92	93.37	N/A	N/A
2033	91.06	90.13	93.57	93.01	N/A	N/A	93.93	93.46	N/A	N/A
2034	91.03	90.17	93.52	93.06	N/A	N/A	93.91	93.54	N/A	N/A
2035	91.01	90.20	93.47	93.10	N/A	N/A	93.87	93.59	N/A	N/A
2036	90.99	90.23	93.43	93.13	N/A	N/A	93.82	93.63	N/A	N/A
2037	90.97	90.25	93.38	93.15	N/A	N/A	93.77	93.65	N/A	N/A
2038	90.95	90.26	93.36	93.16	N/A	N/A	93.74	93.65	N/A	N/A
2039	90.94	90.27	93.34	93.17	N/A	N/A	93.71	93.65	N/A	N/A
2040	90.92	90.27	93.33	93.17	N/A	N/A	93.69	93.65	N/A	N/A
2041	90.91	90.27	93.32	93.17	N/A	N/A	93.68	93.63	N/A	N/A
2042	90.90	90.27	93.31	93.16	N/A	N/A	93.67	93.62	N/A	N/A
2043	90.90	90.27	93.30	93.16	N/A	N/A	93.67	93.60	N/A	N/A
2044	90.90	90.26	93.30	93.17	N/A	N/A	93.67	93.60	N/A	N/A
2045	90.90	90.26	93.29	93.17	N/A	N/A	93.66	93.59	N/A	N/A

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Summary of the Independent Living Unit Population Movements						
	Beginning Number of Residents	New Entrants	Deaths	Withdrawals	Permanent Transfers to Assisted Living Unit	Permanent Transfers to Skilled Nursing Facility	Ending Number of Permanent Residents
2016	91.0	3.8	2.9	0.2	3.3	3.3	85.0
2017	85.0	18.6	2.9	0.2	3.3	3.3	93.8
2018	93.8	27.3	3.0	0.3	3.5	3.5	110.8
2019	110.8	25.6	3.2	0.4	3.7	3.7	125.3
2020	125.3	13.8	3.4	0.4	3.9	3.9	127.6
2021	127.6	10.8	3.4	0.4	3.9	3.9	126.7
2022	126.7	11.1	3.5	0.4	4.0	4.0	126.0
2023	126.0	11.3	3.5	0.4	4.0	4.0	125.4
2024	125.4	11.5	3.5	0.3	4.1	4.1	124.9
2025	124.9	11.6	3.5	0.3	4.1	4.1	124.5
2026	124.5	11.8	3.5	0.3	4.1	4.1	124.1
2027	124.1	11.9	3.5	0.3	4.1	4.1	123.9
2028	123.9	11.9	3.5	0.3	4.1	4.1	123.7
2029	123.7	12.0	3.5	0.3	4.1	4.1	123.6
2030	123.6	12.0	3.6	0.3	4.1	4.1	123.4
2031	123.4	12.1	3.6	0.3	4.1	4.1	123.4
2032	123.4	12.1	3.6	0.3	4.1	4.1	123.3
2033	123.3	12.1	3.6	0.3	4.1	4.1	123.3
2034	123.3	12.2	3.6	0.3	4.1	4.1	123.2
2035	123.2	12.2	3.6	0.3	4.1	4.1	123.2
2036	123.2	12.2	3.6	0.3	4.1	4.1	123.2
2037	123.2	12.2	3.6	0.3	4.2	4.2	123.2
2038	123.2	12.2	3.6	0.3	4.2	4.2	123.2
2039	123.2	12.3	3.6	0.3	4.2	4.2	123.2
2040	123.2	12.3	3.6	0.3	4.2	4.2	123.2
2041	123.2	12.3	3.6	0.3	4.2	4.2	123.3
2042	123.3	12.3	3.6	0.3	4.2	4.2	123.3
2043	123.3	12.3	3.6	0.3	4.2	4.2	123.3
2044	123.3	12.3	3.6	0.3	4.2	4.2	123.3
2045	123.3	12.3	3.6	0.3	4.2	4.2	123.3

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Summary of the Contract Assisted Living Unit Population Movements				
	Beginning Number of Residents	Permanent Transfers from Independent Living	Deaths	Permanent Transfers to Skilled Nursing Facility	Ending Number of Permanent Residents
2016	3.0	3.3	1.0	1.1	4.2
2017	4.2	3.3	1.2	1.3	5.1
2018	5.1	3.5	1.4	1.5	5.7
2019	5.7	3.7	1.5	1.6	6.3
2020	6.3	3.9	1.6	1.7	6.9
2021	6.9	3.9	1.7	1.8	7.4
2022	7.4	4.0	1.8	1.9	7.7
2023	7.7	4.0	1.8	1.9	8.0
2024	8.0	4.1	1.9	2.0	8.2
2025	8.2	4.1	1.9	2.0	8.4
2026	8.4	4.1	1.9	2.0	8.5
2027	8.5	4.1	1.9	2.1	8.6
2028	8.6	4.1	2.0	2.1	8.6
2029	8.6	4.1	2.0	2.1	8.7
2030	8.7	4.1	2.0	2.1	8.7
2031	8.7	4.1	2.0	2.1	8.7
2032	8.7	4.1	2.0	2.1	8.7
2033	8.7	4.1	2.0	2.1	8.6
2034	8.6	4.1	2.0	2.1	8.6
2035	8.6	4.1	2.0	2.1	8.6
2036	8.6	4.1	2.0	2.1	8.6
2037	8.6	4.2	2.0	2.1	8.5
2038	8.5	4.2	2.0	2.1	8.5
2039	8.5	4.2	2.0	2.2	8.5
2040	8.5	4.2	2.0	2.2	8.5
2041	8.5	4.2	2.0	2.2	8.5
2042	8.5	4.2	2.0	2.1	8.5
2043	8.5	4.2	2.0	2.1	8.5
2044	8.5	4.2	2.0	2.1	8.5
2045	8.5	4.2	2.0	2.1	8.5

Westchester Meadows -- Open Group Projection

Fiscal Year Ending 12/31	Summary of the Contract Skilled Nursing Facility Population Movements				
	Beginning Number of Residents	Permanent Transfers from Independent Living	Permanent Transfers from Assisted Living	Deaths	Ending Number of Permanent Residents
2016	11.0	3.3	1.1	4.7	10.8
2017	10.8	3.3	1.3	5.1	10.2
2018	10.2	3.5	1.5	5.3	9.9
2019	9.9	3.7	1.6	5.3	9.9
2020	9.9	3.9	1.7	5.4	10.1
2021	10.1	3.9	1.8	5.4	10.4
2022	10.4	4.0	1.9	5.5	10.8
2023	10.8	4.0	1.9	5.6	11.2
2024	11.2	4.1	2.0	5.7	11.5
2025	11.5	4.1	2.0	5.8	11.8
2026	11.8	4.1	2.0	5.9	12.0
2027	12.0	4.1	2.1	6.0	12.3
2028	12.3	4.1	2.1	6.1	12.4
2029	12.4	4.1	2.1	6.1	12.5
2030	12.5	4.1	2.1	6.2	12.6
2031	12.6	4.1	2.1	6.2	12.6
2032	12.6	4.1	2.1	6.3	12.6
2033	12.6	4.1	2.1	6.3	12.6
2034	12.6	4.1	2.1	6.3	12.6
2035	12.6	4.1	2.1	6.3	12.5
2036	12.5	4.1	2.1	6.3	12.5
2037	12.5	4.2	2.1	6.3	12.4
2038	12.4	4.2	2.1	6.3	12.4
2039	12.4	4.2	2.2	6.3	12.4
2040	12.4	4.2	2.2	6.3	12.3
2041	12.3	4.2	2.2	6.3	12.3
2042	12.3	4.2	2.1	6.3	12.3
2043	12.3	4.2	2.1	6.3	12.3
2044	12.3	4.2	2.1	6.3	12.3
2045	12.3	4.2	2.1	6.3	12.3