DISCLOSURE STATEMENT

May 2026

BUCKINGHAM'S CHOICE

A CONTINUING CARE COMMUNITY

AN AFFILIATE OF ACTS RETIREMENT-LIFE COMMUNITIES, INC.

THE PROVIDER OF CONTINUING CARE AT BUCKINGHAM'S CHOICE IS ACTS COMMUNITIES OF MARYLAND, INC.

NOTE: This Disclosure Statement is pending review by the Maryland Department of Aging. The issuance of a Certificate of Registration by the Maryland Department of Aging does not constitute approval, recommendation, or endorsement of a continuing care retirement community by the Department of Aging, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set out in this Disclosure Statement.

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DISCLOSURE STATEMENT

This Disclosure Statement is provided to prospective residents of Buckingham's Choice.

1. NAME AND ADDRESS OF THE COMMUNITY.

Acts Communities of Maryland, Inc. operates a continuing care retirement community known as Buckingham's Choice (hereinafter called "Buckingham's Choice"). Buckingham's Choice is located at 3200 Baker Circle, Adamstown, Maryland 21710.

2. NAME AND ADDRESS OF THE LICENSED PROVIDER.

The provider is Acts Communities of Maryland, Inc. (hereinafter called "Acts MD"), a Maryland nonprofit corporation. The business address of Acts MD is 420 Delaware Drive, P.O. Box 2222, Fort Washington, PA 19034.

3. ORGANIZATIONAL STRUCTURE AND RELIGIOUS AFFILIATION.

Acts MD, a Maryland nonprofit corporation and provider of Buckingham's Choice, is affiliated with ACTS Retirement-Life Communities, Inc. ("Acts"), a Pennsylvania nonprofit corporation, which is affiliated with other nonprofit organizations with similar missions and purposes to serve senior adults. Acts MD, Acts and these affiliate organizations, which include ACTS Retirement Services, Inc., ACTS Legacy Foundation, Inc., ACTS Management Services, Inc., ACTS Acquisition and Development Company, LLC, Acts Construction Services, LLC, ACTS Retirement-Life Communities Management, LLC, Acts Alliance Management, LLC, Mease Life, Inc., and Bonita Springs Retirement Village, Inc. d/b/a The Terraces at Bonita Springs are organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code") and are exempt from federal income taxes on their exempt income pursuant to Section 501(a) of the Code. Acts Community at Heritage Farms, Inc., also an affiliate of Acts, is a 501(c)(3) nonprofit corporation and has applied for federal income tax exemption. Acts and its affiliates are not responsible for the financial and contractual obligations of Acts MD. Gerald T. Grant serves as the Chief Executive Officer of Acts and its affiliates, including Acts MD. Acts MD is governed by a separate Board of Directors appointed by ACTS Acquisition and Development Company, LLC, a controlled affiliate of Acts, as its sole corporate member. Acts MD is not affiliated with any other religious, fraternal, or charitable organizations. Acts' business address is 420 Delaware Drive, P.O. Box 2222, Fort Washington, PA 19034.

4. NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON TO BE CONTACTED FOR ADMISSION INFORMATION.

Admission information for Buckingham's Choice can be received by contacting a Life Care Consultant at (240) 699-1513.

5. DESCRIPTION OF THE PHYSICAL PROPERTY AND THE COMMUNITY.

Buckingham's Choice is located on approximately 42 acres of land near Buckeystown, in Frederick County, Maryland, primarily on land that had been an undeveloped northern portion of the Claggett Retreat Center property. The community and the land on which Buckingham's Choice is located is owned by Acts MD. The community is surrounded by farmland and woods that are owned by the Diocese, the remainder of the Claggett Retreat Center to the south (including the historical Buckingham House and Industrial School buildings), as well as other farmland and some single-family residential development to the west and north. The site provides scenic views of Sugarloaf Mountain to the south and the Catoctin Mountains to the west. Although the community is part of a rural setting, it is located just 60 minutes from Baltimore and 50 minutes from Washington, D.C.

The community consists of 208 residential living units comprised of 136 single-story cottages (36 with basements) and 72 apartment units located in a three-story community center building also containing 45 assisted living apartments and 39 comprehensive care beds. The residential living units include one bedroom, one bedroom with den and two bedroom apartments, one and two bedroom cottages, one and two bedroom cottages with dens, and two bedroom cottages with dens, basements and garages. In all, there are 34 different residential unit floor plans from which to choose. All residential living units are equipped with a complete kitchen, flooring choices, window treatments, individually controlled heating and air-conditioning, bathroom with grab bars as a custom option in the tub and shower, a 24-hour emergency call system, smoke detectors and fire sprinkler system. Fifty cottages, known as the Garden Court Cottages, are connected by covered walkways to the central community center building.

The central community center building includes administrative offices, six dining venue options, lounge, multi-purpose room, a greenhouse, gift shop, multi-purpose meeting room, library, beauty and barber shops, "sacred space" for religious activities/quiet room, woodworking shop, craft room, fitness center, computer lab, gallery/exhibit area and a game room. The central building also houses the Wellness Center. The Wellness Center consists of examination rooms and offices for specialized medical services. The Health Center contains a comprehensive care center licensed for 39 private nursing beds and 45 assisted living one bedroom apartments and serves as the long-term care center. The central community center building also contains art studios, meeting rooms, and a heated indoor swimming pool. Garden plots and a nature trail also are available on-site at the community.

6. MINIMUM AGE FOR ADMISSION.

The minimum age for occupancy is 62 years.

7. STATEMENT OF RESIDENT POPULATION.

As of December 31, 2025, 259 of the residential living units, assisted living apartments, and comprehensive care beds were occupied with a total current population at Buckingham's Choice of approximately 323 residents.

8. LIST OF THE NAMES AND BUSINESS ADDRESSES OF THE OFFICERS AND DIRECTORS OF THE PROVIDER.

The business address for each officer and director listed below is c/o ACTS Retirement-Life Communities, Inc., 420 Delaware Drive, P.O. Box 2222, Fort Washington, PA 19034.

Board of Directors	Occupation
Kathryn Brod	Acts Board member, retired
Warren Callaway	Acts Board member, retired
Karen I. Christiansen, CMA	Acts President
Gerald T. Grant	Acts Chief Executive Officer
Donald Kopp	Fairhaven Resident, retired
Daniel W. Lawson, II	Acts Board Vice Chairman, retired
Anne Neary	Bayleigh Chase Resident, retired

Officers	Position
Karen I. Christiansen, CMA	Chairman
Gerald T. Grant	Vice Chairman
Joshua S. Pasker, Esquire	Secretary
Susan Ahern, CPA, CMA	Treasurer
Jonathan D. Grant	Assistant Secretary
Peggy C. Valdivia	Assistant Treasurer

Per the requirements of §10-427(a)(1) of the Maryland Code, at least one full and regular member of the Board of Directors of Acts MD must be a resident of Buckingham's Choice, Fairhaven, Bayleigh Chase, or Heron Point of Chestertown, the communities located in Maryland for which Acts MD serves as the provider. Each such Board member is to be selected according to the same written standards and criteria used to select other Board members, except that prior to the resident Board member officially joining the Board, the Board (or the member) is to confer with the Resident Association. Currently, one resident from both Fairhaven and Bayleigh Chase serve as a full and regular member of the Acts MD Board.

The process for appointing a resident to the Board is as follows:

The Board members of Acts MD are elected by ACTS Acquisition and Development Company, LLC, Acts MD's sole corporate member, based on established criteria. The criteria currently includes sympathy to the mission of Acts MD, related professional and business experience, previous experience serving on a Board and understanding the fiduciary relationship to the Board. Potential residents are interviewed by Officers and/or Directors to narrow down the selection. Prior to the resident officially joining the Board, a representative of the Board or member will confer with representatives of the residents association.

Acts MD has no officer, director, trustee, managing or general partner, or person with a 10% or greater equity or beneficial interest in the provider.

9. CRIMINAL VIOLATION STATEMENT.

No officer or director has been convicted of a felony or pleaded nolo contendere to a felony charge or has been held liable or enjoined in a civil action by final judgment for any felony or civil action involving fraud, embezzlement, fraudulent conversion, or misappropriation of property. No officer or director is currently subject to an injunctive or restrictive court order. None have had any state or federal license or permit suspended or revoked during the last ten years as a result of an action brought about by a governmental agency or department that arose out of or related to the business activity of health care including actions affecting a license to operate any facility or service for aging, impaired, or dependent persons.

10. NAMES AND ADDRESSES OF ANY DIRECTORS, OFFICERS, MANAGERS, ASSOCIATED CORPORATIONS OR PROFESSIONAL SERVICE FIRMS PROVIDING GOODS, LEASES OR SERVICES TO THE COMMUNITY OF A VALUE OF $10,000 OR MORE WITHIN ANY ONE YEAR.

Acts MD has no directors, officers or managers who own an interest in or receives any remuneration from, either directly or indirectly, any professional service firm, association, trust, partnership, or corporation providing goods, leases, or services to Acts MD with a real or anticipated value of $10,000 or more in any one year.

11. DESCRIPTION OF THE BUSINESS EXPERIENCE OF THE PROVIDER AND ITS DIRECTORS IN THE OPERATION OR MANAGEMENT OF LIFECARE COMMUNITIES.

Acts MD is an affiliate of Acts, which has extensive experience in the ownership of lifecare communities and currently owns or is affiliated with the lifecare communities in Pennsylvania, New Jersey, Delaware, Maryland, North Carolina, South Carolina, Georgia, Alabama and Florida that are listed below:

Fort Washington Estates (PA)	Fairhaven (MD)
Gwynedd Estates (PA)	Buckingham's Choice (MD)
Spring House Estates (PA)	Matthews Glen (NC)

Southampton Estates (PA)	Tryon Estates (NC)
Lima Estates (PA)	Park Pointe Village (SC)
Normandy Farms Estates (PA)	Lanier Village Estates (GA)
Granite Farms Estates (PA)	Magnolia Trace (AL)
Brittany Pointe Estates (PA)	Westminster Village (AL)
Cokesbury Village (DE)	Azalea Trace (FL)
Country House (DE)	St. Andrews Estates (FL)
Manor House (DE)	Edgewater at Boca Pointe (FL)
The Evergreens (NJ)	Indian River Estates (FL)
Heron Point of Chestertown (MD)	Mease Life (FL)
Bayleigh Chase (MD)	The Terraces at Bonita Springs (FL)

Presently, approximately 11,237 residents live in the previously listed communities.

The management of Acts is provided at the direction of Acts' Board of Directors, Chief Executive Officer, and President. The following is a listing of and background information for the current officers and senior management for Acts:

Gerald T. Grant serves as Chief Executive Officer. He has been with Acts since 1988 and previously served as President and Chief Operating Officer and Executive Vice President & Chief Financial Officer. He currently serves as an officer and member of the board of Acts Retirement-Life Communities and affiliate entities. Mr. Grant has been active in various healthcare industry and financial organizations, including currently serving as a member of LeadingAge CEOMO. He is a former surveyor for CARF/CCAC and was previously a member of its Financial Advisory Panel. Mr. Grant has a Bachelor's Degree in Accounting from The Pennsylvania State University and a Master's Degree in Finance from LaSalle University.

Karen I. Christiansen is President of Acts Retirement-Life Communities ("Acts"), a position she assumed in January 2020. As President of the nation's 3rd largest not-for-profit multi-site senior living organization, she oversees teams responsible for operations, finance, real estate, information technology, human resources, marketing, brand, and communications. An Acts veteran of more than 25 years, Ms. Christiansen previously served as EVP & Chief Financial Officer and held other leadership roles, including Sr. VP Financial Services, VP & Controller, and Director of Finance. She was elected to the Acts Retirement-Life Communities Board of Directors in 2023. Ms. Christiansen holds a B.S. in accounting from Gwynedd Mercy University, an MBA in finance from Temple University, and completed a leadership program at The Wharton School of the University of Pennsylvania. She is also a member of the Institute of Certified Management Accountants. She was previously nominated for Philadelphia Business Journal's Women of Distinction Award. She is a former member of the LeadingAge Budget and Finance Committee, a former surveyor for CARF/CCAC, and a former member of its Financial Advisory Panel.

Jonathan D. Grant is Executive Vice President and Chief Operating Officer of Acts Retirement-Life Communities ("Acts"). He provides executive leadership for all aspects of Acts' operations at community, regional, and corporate levels. Mr. Grant initially joined Acts in 1984 as a busboy and advanced his Acts career through a series of leadership roles on his path to his present position. He manages the full scope of organizational revenues and expenses, culture, as well as a broad portfolio of resident and team member services. Mr. Grant holds a B.A. and an MBA from Florida Atlantic University. Outside of Acts, Mr. Grant has served on various boards and has been actively engaged in industry leadership and professional development. He is a LeadingAge Fellow, has held roles on numerous organizational boards and committees, and is a frequent speaker at senior living and aging-services conferences.

James H. Petty serves as Executive Vice President & Chief Strategy Officer for Acts Retirement-Life Communities ("Acts"). He leads the organization's strategic growth initiatives, focused on expanding the Acts mission through planning, new development, business partnerships, and affiliations. He also oversees Sales & Marketing, Integration & Innovation, and Spiritual Life across the organization. Mr. Petty has held a variety of leadership roles since joining Acts in 1996. He was the first to complete the Acts Manager in Training program and later served as Executive Director of Park Pointe Village, and Vice President of Operations for the Mid-South region. He also served as Senior Vice President of Strategy & Mission Development. He holds an MBA from Augusta University, a B.A. in business administration from Gordon College, and a graduate certificate in Applied Theology from Reformed Theological Seminary. Mr. Petty's industry involvement includes service as a former board member of LeadingAge South Carolina, participation as a LeadingAge Larry Minnix Leadership Academy Fellow, and prior experience as a CARF surveyor.

Susan Ahern is Senior Vice President and Chief Financial Officer for Acts Retirement-Life Communities ("Acts"). She leads all aspects of financial operations and provides oversight to the Acts Legacy Foundation. Ms. Ahern has held multiple positions within the organization, including Vice President & Controller, Corporate Director of Finance, Director of Finance, Manager of Budget & Feasibility Studies, and Financial Analyst. Prior to joining Acts, she worked as a senior accountant and accounts payable supervisor in the manufacturing sector. Ms. Ahern is a Certified Public Accountant (CPA) and a Certified Management Accountant (CMA) and completed the LeadingAge National Leadership Academy. She holds an MBA from La Salle University and a B.S. in accounting from Messiah University. She is a former CARF/CCAC Financial Surveyor and served on its Financial Advisory Panel.

Sean T.R. Fletcher is Senior Vice President of Real Estate Services for Acts Retirement-Life Communities ("Acts"). He oversees capital planning, design, and project management for all major capital initiatives and helps lead the development and expansion of Acts communities. He also oversees Property Management

and was instrumental in the development of Acts Construction Services and continues to provide senior level oversight of its current operations serving all Acts communities. Mr. Fletcher also contributed to the creation and oversight of the Campus Assistance Team, which provides support to all Acts communities for weather events and other emergencies. Mr. Fletcher previously served as Vice President of Real Estate Services, Vice President of Construction Services, Corporate Director of Construction Services, and Director of Construction for the Southeast Region. Prior to joining Acts, he worked as a project manager and estimator for Ernest Bock and Sons and served as Director of Operations for the Spectrum and the CoreStates Center, home of the Philadelphia Flyers and 76ers. He holds a B.S. in sports management from Temple University and is a member of LeadingAge and a former member of LeadingAge Florida. He previously served as an officer on the Via Verde Master Association in Boca Raton.

Deirdre E. Groenen, Esq. is Senior Vice President and Chief Human Resources Officer for Acts Retirement-Life Communities ("Acts"). She leads all human resources and people functions for the organization and is responsible for developing and implementing human resources strategy, practices, and policies. She also manages employment litigation for the organization and works closely with outside counsel to develop strategy from initial pleadings through discovery, mediation, and settlement. Ms. Groenen brings more than 20 years of combined experience in civil litigation, employment law, and human resources leadership. Prior to joining Acts, she practiced law as an attorney and civil litigator for eight years and held senior human resources (HR) leadership roles in the private sector. She has also been a frequent speaker on HR topics, including diversity and inclusion and HR compliance. Ms. Groenen earned a bachelor's degree in political science from Temple University and a Juris Doctor from Temple University's Beasley School of Law. She is also a member of the Society for Human Resource Management (SHRM).

Christopher J. Hartman Sr. serves as Senior Vice President and Chief Technology Officer for Acts Retirement-Life Communities ("Acts"). He provides strategic oversight and operational leadership for all technology functions across the organization and has led several transformative technology initiatives including the development, implementation, and support of IT infrastructure and systems that serve our communities and corporate offices. Mr. Hartman previously served as Vice President of Information Technology Operations, Corporate Director of Technology Services, Director of Communications, and Network Engineer. Prior to joining Acts, he led operations for a satellite office of a major insurance company. Mr. Hartman holds a master's certificate in business leadership and management from Michigan State University and completed the Certified Aging Services Professional (CASP) program through the University of North Texas.

Gregory D. Hensley serves as Senior Vice President of Real Estate Development, leading development efforts on projects for Acts since 2024. He brings more than 25 years of experience in senior living, including the past decade as a development consultant primarily supporting nonprofit senior living organizations nationwide. Prior to consulting, Mr. Hensley spent 15 years in executive leadership roles with mid-sized nonprofit senior living organizations in Kansas and Ohio. Earlier in his career, he worked in architectural design, specializing in senior living campus design, after earning a bachelor's degree in architectural engineering from Oklahoma State University. Mr. Hensley holds multiple professional certifications, including Certified Leader in Aging Services, Certified Executive of Assisted Living (Ohio), and LEED Green Associate, and previously maintained professional engineering licenses in three states. He is a frequent industry speaker on topics such as design, master planning, capital planning, development, and wellness, and has served as a coach and mentor with the Ohio LeadingAge Leadership Academy.

Megan Longley is Senior Vice President and Chief Sales Officer for Acts Retirement-Life Communities ("Acts"). She provides executive leadership and strategic direction for the organization's sales initiatives. She oversees the development and execution of strategies that enhance customer experience, strengthen market positioning, and drive performance. Ms. Longley brings more than 25 years of experience in senior living and related industries, with leadership roles spanning sales, marketing, strategic operations, and new business development. Previously, she served as Acts' Vice President of Sales, and prior to joining Acts, served as Senior Vice President of Strategic Operations at Benchmark Senior Living and as Director of Sales for Marriott Senior Living. Ms. Longley holds a B.A. from Pennsylvania State University and has completed graduate coursework toward a master's degree at Harvard University. She has spoken nationally at numerous industry conferences and has led marketing teams recognized with several Mature Media Awards for excellence in communications.

Jeremy O. Neely is Senior Vice President & Chief Community Operations Officer for Acts Retirement-Life Communities ("Acts"). He oversees all aspects of community operations with a focus on resident and team member satisfaction, as well as operational efficiency across the organization's network of campuses. Mr. Neely has held numerous operational and administrative roles within the organization, including Corporate Business Office Manager, Nursing Home Administrator, Executive Director, Regional Vice President for the Northeast Region, and Senior Vice President of Community Operations. He holds a bachelor's degree in accounting and economics from Eastern Connecticut State University and an MBA from Eastern University. He is also a Certified Aging Services Professional and has served as a CARF/CCAC surveyor. Mr. Neely is a graduate of the LeadingAge Leadership Academy and later contributed to the program as a coach. He served on the LeadingAge PA Board for nearly a decade, ultimately becoming Board Chair. Mr. Neely is actively involved in

community service and has served as Treasurer for the George Washington Carver Community Center and for the Macedonia Baptist Church Community Center and Daycare.

Joshua S. Pasker, Esquire is Senior Vice President & General Counsel of Acts Retirement-Life Communities ("Acts"). He provides senior-level legal counsel, management, and strategic support across the organization. Mr. Pasker previously served as outside counsel to the organization, as well as the Philadelphia Co-Office Managing Partner of Saul Ewing LLP. He held key leadership roles, including Vice-Chair of the Public Finance Practice and Chair of the Financial Services Industry Group. Mr. Pasker earned his J.D. from The Dickinson School of Law at The Pennsylvania State University, graduating summa cum laude and earning membership in the Woolsack Honor Society. He served on the *Penn State Law Review* and the Appellate Moot Court Board. He holds a B.A. in political science from the University of Delaware, where he graduated magna cum laude and was elected to Phi Beta Kappa. His professional accomplishments have earned him national distinction, including recognition as one of "America's Leading Lawyers in Public Finance" by Chambers and Partners (2024) and repeated inclusion in *The Best Lawyers in America* for Project Finance and Public Finance (2015–present). He is also a former board member and past President of the Pennsylvania Association of Bond Lawyers. Mr. Pasker is active in community organizations, having served on several boards, including the March of Dimes Transportation, Building & Construction Awards Board.

Brian T. Rutter is Senior Vice President, Chief Communications and Brand Officer for Acts Retirement-Life Communities, Inc. ("Acts"). In this role, he leads brand strategy and management, brand marketing, internal and external communications, public relations, multimedia production, and organizational reputation. Mr. Rutter serves as the organization's chief spokesperson. Mr. Rutter's previous career roles include Chief Marketing Officer for Willow Valley Communities, Vice President, Marketing at NACS – The Association for Convenience and Fuel Retailing, and Senior Manager with Deloitte Consulting. He earlier held several marketing and public-facing leadership positions with Delta Air Lines, Inc., including Director, Sales and Marketing, Director for Brand Performance & Identity; General Manager, International Marketing; and General Manager, Direct Marketing Strategy. Mr. Rutter holds an MBA from Emory University, where he earned lifetime membership in the Beta Gamma Sigma business honor society. Brian obtained his Bachelor of Arts degree in Business Administration from Franklin & Marshall College. He is President of the Board of Trustees of First Presbyterian Church of Lancaster (PA), President of the Hamilton Club of Lancaster, and a mentor and member of the Advisory Committee for the Young Men's Mentor Program with the Lancaster Chamber of Commerce.

Holly S. Schade, RN, GERO-BC, NHA, MBA is Senior Vice President & Chief Clinical Officer for Acts Retirement-Life Communities ("Acts"). She oversees all clinical programs and services across the organization and serves as Acts' HIPAA Privacy Officer. Ms. Schade previously held clinical and operational leadership positions within Acts, including Nursing Supervisor, Director of Nursing, Nursing Home Administrator, Information Systems Medical Liaison, and Executive Director of Spring House Estates. She has been instrumental in expanding Acts' internally delivered clinical services. Ms. Schade holds a bachelor's degree in science from Thomas Jefferson University and an MBA from Eastern University, is a licensed Nursing Home Administrator, and a board-certified registered nurse in gerontology. She is also a Certified Aging Services Professional and a LeadingAge Leadership Fellow. Ms. Schade previously worked as an Intensive Care Registered Nurse and a Legal Nurse Consultant, and served as a CARF International surveyor, conducting accreditation surveys throughout the United States and Canada.

Craig D. Thompson serves as Senior Vice President, Chief Integration & Innovation Officer for Acts Retirement-Life Communities ("Acts"). He has been with Acts since 2022. Prior to his current role, he served as President and Chief Operating Officer of Willow Valley Communities. Mr. Thompson joined Willow Valley Communities in 2018 after a 35-year career in operations leadership roles for Armstrong World Industries, Case New Holland, and High Industries. Mr. Thompson has a Bachelor's degree in Operations Management from The Pennsylvania State University, an Executive MBA from Drexel University, and a Master's of Science in Organizational Dynamics from the University of Pennsylvania.

Terri A. White serves as Senior Vice President and Chief Administration Officer for Acts Retirement-Life Communities ("Acts"), overseeing operations within the Corporate Services Center as well as legislative affairs initiatives, and supporting the operations of new community affiliations. Ms. White previously served as Vice President of Operations for the Northeast as well as Mid-Atlantic regions, and as Executive Director of Country House and Cokesbury Village. Prior to joining Acts, she held leadership roles with Peninsula United Methodist Homes and Marriott Management Services. Ms. White is known for stabilizing communities post-affiliation and implementing innovative clinical programs. She led the successful transitions at Acts' Country House and The Evergreens and established in-house rehabilitation and nurse practitioner programs at Cokesbury Village, later adopted companywide. She holds a M.S. in management from Wilmington University and a BS. in organizational communications and Business from Ohio University. Ms. White is Immediate Past Board Chair of LeadingAge New Jersey & Delaware, and a past board member of the Delaware Health Care Facilities Association. She is a member of the American Association of University Women, serving on its scholarship committee.

Lori M. Woodward is Senior Vice President and Chief Marketing Officer of Acts Retirement-Life Communities ("Acts"). She leads the organization's marketing strategy and performance across market research, lead acquisition, customer engagement, and sales success. Ms. Woodward previously served as CEO of Hamlyn Senior Marketing, Vice President of Marketing for Springpoint Senior Living, and Vice President of Sales for Sunrise Senior Living. Earlier in her career, she spent a decade as a writer, editor, and publishing manager for several scientific publishing companies. Ms. Woodward holds a B.A. in English with a minor in business administration from Millersville University and an MBA in marketing from LaSalle University. She volunteers with the Boys & Girls Club of Philadelphia, and counts among her proudest accomplishments raising two kind, engaged, and community-minded sons.

George R. Bryan is Vice President of Operations for the Southeast Region of Acts Retirement-Life Communities ("Acts"). He is responsible for the operations of Acts communities throughout the region, ensuring excellence in service delivery, resident satisfaction, and organizational performance. Mr. Bryan built a long and diverse career at Acts, starting with the company in 1994. His prior roles include Medical Records/Ward Clerk, Administrator, Executive Director, and Campus Executive Director. Before returning in 2007, he served as Senior VP and Chief Operating Officer of Oculina Bank for two years. He holds a B.S. in health services administration from the University of Central Florida and an MBA from Florida Atlantic University. He is a licensed Nursing Home Administrator (NHA) in Florida and was previously licensed in Pennsylvania. He also holds the designation of Certified Quality and Risk Management Specialist (CQRMS). Mr. Bryan is a past President of the Alzheimer/Parkinson Association of Indian River County and a former member of the LeadingAge Florida Board and Public Policy Committee.

Stephen V. Eggles is Vice President of Operations for the Mid-South Region of Acts Retirement-Life Communities ("Acts"). He oversees six communities across four states to ensure excellence in resident services, financial performance, and regulatory compliance. Mr. Eggles previously served as Executive Director at three Acts communities and as Vice President of Culinary and Nutritional Services and Wellness, where he helped advance key service areas across the organization. Before joining Acts, he held various leadership roles in community and service organizations, including Vice Chairman of Hospice of the Carolina Foothills, Regional Director for Toastmasters International, and President of the Thermal Belt Rotary Club. He currently serves as a member of the All Saints Knights of Columbus. He holds a B.S. in business administration from Penn State University, an MBA from Eastern University, and is a Licensed Nursing Home Administrator. He has also served on the Public Policy Committee for LeadingAge North Carolina.

Jo Anne R. Hartman is Vice President of Education and Research at Acts Retirement-Life Communities ("Acts"). She oversees the operational direction and execution of Acts Corporate University and the Acts Center for Applied Research, advancing education, leadership development, and evidence-informed practice across the organization. Ms. Hartman held prior leadership roles at Acts, including Managing Director of Acts Corporate University (ACU), Director of Learning and Development for ACU, and Program Manager. Prior to joining Acts, Ms. Hartman spent more than 11 years in school administration and an additional six years as a teacher. She holds a Bachelor of Science in Education from Millersville University and a Master of Education in Training and Performance Improvement from Capella University. Ms. Hartman also completed the LeadingAge Leadership Educator Program in 2016 and was named a LeadingAge Fellow in 2020. She served on the LeadingAge and LeadingAge PA Annual Conference Task Forces and currently serves on the LeadingAge PA Education Committee.

Brian R. Levesque is Vice President of Operations for the Northeast region of Acts Retirement-Life Communities ("Acts"). He provides operational leadership and oversight in support of the organization's mission and strategic objectives. Mr. Levesque previously served as Acts Normandy Farms Estates' Executive Director. He holds bachelor's degrees in social work and criminal justice from DeSales University, as well as a Master of Business Administration from Eastern University. He is a recipient of DeSales University's prestigious Provincial Medal of Honor and was named an Alumni of Distinction. He is a Licensed Nursing Home Administrator, Certified Personal Care Home Administrator, Certified Assisted Living Administrator within the Commonwealth of Pennsylvania, and holds the Certified Aging Services Professional (CASP) designation from the University of North Texas. Mr. Levesque is a graduate of the LeadingAge PA Fellows in Leadership program and serves as chair-elect of the LeadingAge PA Board of Directors. He is also a member of the Board of Directors for Kairos Health Systems. Mr. Levesque serves several not-for-profit organizations, including Scouting America, The Open Link of Pennsburg, Pennsylvania, and The Ohana Foundation, Inc.

Teresa C. Moore is Vice President of Resident Health Services for Acts Retirement-Life Communities ("Acts"). She oversees clinical operations and regulatory compliance across all levels of living in Acts' 28 communities. Ms. Moore has held multiple positions within the organization, including Director of Home Health, Interim Director of Nursing & Assistant Nursing Home Administrator, Licensed Administrator, Mid-South Regional Clinical Director, Director of Quality Education, and Corporate Director of Resident Health Services. Prior to joining Acts, she served in a variety of clinical leadership roles, including Assistant Director of Nursing, Director of Clinical Services for Sub-Acute Care, and Acute Care Registered Nurse in Labor & Delivery, Pediatrics, Med-Surg, Intensive Care, and Emergency Room settings. She holds an associate degree in nursing from Rockingham Community College and a B.S. in human services from Gardner-Webb University. Ms. Moore is a member of the American Association of Post-

Acute Care Nursing and the North Carolina Nursing Association and is a former chapter president of the Juvenile Diabetes Foundation.

Patrick D. Picciocchi is Vice President of Culinary & Resident Experiences for Acts Retirement-Life Communities ("Acts"). He oversees the organization's Culinary and Environmental Services divisions, guiding teams responsible for delivering exceptional dining, hospitality, and service experiences across the Acts organization. Previously, Mr. Picciocchi held leadership roles at Acts, including Sous Chef, Director of Culinary, Northeast Regional Chef, Executive Director, and Chief Hospitality Officer, among others. Prior to joining Acts, he built a strong culinary and hospitality foundation in family-owned restaurants, country clubs, catering operations, and fine dining establishments. He holds an associate degree in culinary arts, a B.S. in hotel, restaurant, and institutional management from the University of Delaware, an MBA from Delaware Valley College, and an M.S. in management from Wilmington University. Mr. Picciocchi is a Licensed Nursing Home Administrator in multiple states and furthered his leadership training with the LeadingAge PA Leadership Academy and the LeadingAge National Leadership Academy. Mr. Picciocchi is a member of the American Culinary Federation and has been active in community organizations, including the Rotary Club, and the Matthews Alive Festival Board.

Kimberly A. Power is Vice President of Information Technology Operations for Acts Retirement-Life Communities ("Acts"). She is responsible for the oversight and management of all Acts technology products, support and development services, and all technology-driven company projects across the organization that enhance operations and resident services. Throughout her 30+ year tenure with Acts, Ms. Power has held several key roles including Managing Director, Information Technology Operations; Corporate Director, IT Product and Development Services; Director, IT Project Management; and Director, Shared Services. She holds a Bachelor of Science degree from Penn State University and a Certificate of Membership with Pennsylvania LeadingAge. Ms. Power is a Certified Aging Services Professional (CASP) through the University of North Texas and served as IT Committee Board Chair for the Montgomery County Family Services Board of Directors.

Paul M. Reinbold, MD, CMD is Vice President and Chief Medical Director for Acts Retirement-Life Communities ("Acts"), providing operational and clinical oversight of Acts primary care services. He oversees and coordinates Medical Director services and clinical providers across the organization and serves as a clinical advisor and liaison to all departments. Dr. Reinbold served as Corporate Medical Director and Clinical Operations Advisor to the CEO at Integrace prior to its affiliation with Acts. His previous roles also include Medical Director of Bayleigh Chase, Chief of the Medical Staff for the University of Maryland–Shore Medical Center Easton, Medical Director for multiple skilled nursing facilities, owner of an internal medicine practice, and more. Dr. Reinbold is Board Certified in Internal Medicine by the American Board of Internal Medicine and is a Certified Medical

Director through the Society for Post-Acute and Long-Term Care Medicine. He is the 2020 recipient of the Berman Award for lifetime achievements in long-term care. He earned a bachelor's degree in biology from the University of Delaware, a Medical Degree from Hahnemann University School of Medicine, and completed his residency in Internal Medicine at Lehigh Valley Hospital. Dr. Reinbold is a member of the American Medical Association, the Society for Post-Acute and Long-Term Care Medicine, the American College of Lifestyle Medicine, and serves on the LeadingAge National Clinical Advisory Committee.

Jodie R. Reinhart serves as Vice President, Strategy and Business Development. She has been with Acts since 2022 and previously served as Chief Financial Officer for Willow Valley Living. Ms. Reinhart possesses previous career experience as Chief Financial Officer for a non-profit organization in government contracting, and auditing and tax services for a variety of corporations in public accounting. Ms. Reinhart has a bachelor's degree in biology from Elizabethtown College, a bachelor's degree in accounting from Lebanon Valley College, and is a licensed Certified Public Accountant. She is active in the community, having previously served as the Board Chair of Samaritan Center and Treasurer of CHI S. Joseph's Children's Health.

Erica L. Richardson is Vice President of Human Resources at Acts Retirement-Life Communities ("Acts"). She provides leadership and oversight for all human resources functions, ensuring regulatory compliance, organizational effectiveness, leadership development, and a high-performance, employee-centered culture. Ms. Richardson has held several leadership roles within the organization, including Mid-Atlantic Regional Human Resources Director, Corporate Director of Human Resources, and Managing Director of Human Resources. Prior to joining Acts, she served as Human Resources Director for Cadia Healthcare, Business Office Manager at Country House (Peninsula United Methodist Homes, Inc.) and Corporate Human Resources Assistant at Peninsula United Methodist Homes, Inc. Ms. Richardson holds a bachelor's and master's degree from Wilmington University and earned her Professional in Human Resources (PHR) certification. She completed the LeadingAge Larry J. Minnix Leadership Academy in 2022 and is a LeadingAge Academy Fellow and Alumna. She serves as an Advisory Board Member for the LeadingAge Leaders of Color (LoC) Network and as Chair of Leaders of Color for LeadingAge NJDE. Outside of industry involvement, Ms. Richardson is a member of the Victory Christian Fellowship Choir and serves as a Prayer Minister.

Brian E. Rounsavill is Vice President of Procurement and Contract Management for Acts Retirement-Life Communities ("Acts"), overseeing all procurement and supplier contracting activities across the organization. He joined Acts in 2021 as Corporate Director of Procurement before assuming his current role in 2023. Previously, he held chief procurement and senior leadership positions at prominent institutions including The Children's Hospital of Philadelphia and Princeton University. Mr. Rounsavill holds an MBA from Lehigh University and

a bachelor's degree in business management from Moravian College. He further holds multiple industry certifications and has been recognized by the National Purchasing Institute with their Achievement of Excellence in Procurement Award. He has authored several industry articles focused on cost savings and strategic sourcing. Mr. Rounsavill served in leadership roles on several industry boards, including the Ivy Plus Purchasing Group, the New Jersey Higher Education Purchasing Association, and the National Association of Educational Procurement's Ad Hoc Committee on Defining & Calculating Cost Savings. In the local community, he has served on several volunteer boards including The Newtown Historic Association, Newtown Reliance Company, Newtown Rock Softball Association, the Moravian College Athletics Blue and Grey Club, and the Friends of Tyler Park. He is also the author of several books on local history.

Michael F. Salitsky is Vice President of Operations for the Mid-Atlantic Region of Acts Retirement-Life Communities ("Acts"). He provides strategic and operational leadership for Acts communities regionally, ensuring a strong culture of service excellence, sound financial performance, regulatory compliance, and alignment with the organization's mission and values. Mr. Salitsky joined Acts in 2018 and previously served as Executive Director of Acts Country House. He also held multiple senior operational roles in the senior living and health care sectors, including Senior Executive Director for Five Star Senior Living, Executive Director for Cadia Health Care, and Nursing Home Administrator for Nationwide Health Care, Manor Care Health Services, and Integrated Health Services. Mr. Salitsky holds a B.A. from Wilkes University and is a Licensed Nursing Home Administrator. He currently serves as President of the Board of Examiners for Nursing Home Administrators in Delaware.

Joseph M. Taylor is Vice President of Payor Contracting and Reimbursement at Acts Retirement-Life Communities ("Acts"). He is responsible for optimizing payments across all payors through managed care contract negotiations, revenue cycle processes, and value-based performance payments. Mr. Taylor previously served as Senior Vice President of Payor Contracting, Analytics, and Population Health at Redeemer Health, President of the Community Care Collaborative of Pennsylvania and New Jersey (CCC), and Vice President and Practice Leader at Fluid Edge Consulting. He earned his bachelor's degree in mathematics and mathematics education from Syracuse University. He holds multiple professional credentials, including Certified Employee Benefit Specialist (CEBS), Health Insurance Associate (HIA), and Registered Health Underwriter (RHU). He served as Board Member and President of the Community Care Collaborative of Pennsylvania and New Jersey and as a Board Member of OHICOOP. He is the former Business Chair of the Blue Ventures Strategic Advisory Committee, former Advisory Board Chair for the Pharmacy Benefit Management Institute's inaugural ACO report, and former Board Member of the International Society of Certified Employee Benefit Specialists (Dallas/Fort Worth chapter). Mr. Taylor remains actively engaged with Syracuse University through the School of Education, serving on the Sustainability

Committee, participating in the Mentor Connect Program, and as a member of the Legends Society.

Peggy C. Valdivia is Vice President of Financial Services for Acts Retirement-Life Communities ("Acts"). Ms. Valdivia provides leadership and oversight for internal and external financial reporting, treasury, and billing services and plays a key role in Acts' annual budget development. Ms. Valdivia has held multiple positions within the organization, including Corporate Director of Accounting, Director of Accounting, and Director of Financial Reporting. Prior to joining Acts, she was Financial Reporting Manager for Catholic Health Initiatives and served as an auditor for Ernst & Young (EY) and Parente Randolph LLC, a predecessor firm of Baker Tilly, LLP.Ms. Valdivia holds a B.S. in accounting from Bloomsburg University and an MBA from Eastern University. She is a former CARF/CCAC financial surveyor, a LeadingAge Leadership Academy Fellow, and serves on the board of the Supportive Services of the Aging and Disabled United Appeal Fund in Alabama.

David Vega serves as Vice President of Operations Analysis & Compliance for Acts Retirement-Life Communities ("Acts"). He oversees the organization's compliance activities and is responsible for identifying areas of risk and implementing systems to effectively monitor and mitigate those risks across the enterprise. Mr. Vega possesses 35+ years of experience with Acts, having started his career in accounting before transitioning into internal audit and compliance. His prior leadership roles within the organization include Corporate Director of Compliance, Director of Internal Audit–Operations, and Manager of Internal Audit. Mr. Vega is Certified in Healthcare Compliance (CHC) through the Health Care Compliance Association (HCCA) and is a Certified Compliance Professional through the Health Ethics Trust (HET). He earned a B.S. in business administration from American Intercontinental University and a master's in healthcare informatics from Walden University. He also holds a Certificate in forensic accounting from the University of North Carolina at Charlotte.

Management Staff – Andre Moshenberg serves as the Executive Director of Buckingham's Choice. He has been with Buckingham's Choice since May 2018, previously serving as the Administrator of Health Services. Prior to joining Buckingham's Choice, Mr. Moshenberg has served as an Administrator at a privately owned nursing home in Baltimore as well as an Executive Director at an adult day center. He is currently serving a four-year term on the State Board of Long Term Care Administrators for Maryland, a Governor appointed position. Mr. Moshenberg holds a Bachelor of Arts degree in Speech Communication/Mass Communications from St. Cloud State University.

12. SERVICES PROVIDED OR PROPOSED TO BE PROVIDED UNDER CONTRACTS FOR CONTINUING CARE AT THE COMMUNITY INCLUDING THE EXTENT TO WHICH MEDICAL CARE IS FURNISHED.

A summary of the services included and not included in the monthly fee are listed in Exhibit A.

13. DESCRIPTION OF ALL FEES REQUIRED OF RESIDENT INCLUDING THE ENTRANCE FEE AND PERIODIC CHARGES, IF ANY.

Resident Contracts Effective January 14, 2020 and after:

Buckingham's Choice currently offers three types of agreements for residents, a fully declining life care contract (Type A), a fifty percent (50%) refundable life care contract (Type A), and a "modified" contract (Type B), all of which involve an entrance fee and monthly fees.

Under the terms of the fully declining life care contract (Type A), the entrance fee and monthly fees entitle the resident to lifetime occupancy of a living accommodation in a residential, assisted living or skilled/comprehensive care unit based on need. There is no increase in the monthly fee as a result of the need for a higher level of care. The entrance fee, less an administrative fee (equal to five percent (5%) of the entrance fee), is amortized at a rate of two percent (2%) per month for each month, or fraction thereof, that resident occupies a residential unit and at a rate of four percent (4%) per month for each month, or fraction thereof, that resident occupies a living accommodation in assisted living or skilled/comprehensive care. After the period of amortization, which shall be at most fifty (50) months, there is no refund of the entrance fee. Refunds are contingent upon the resale of the resident's independent living unit or as otherwise specified in the Resident Contract.

Under the terms of the fifty percent (50%) refundable life care contract (Type A), the entrance fee and monthly fees entitle the resident to lifetime occupancy of a living accommodation in a residential, assisted living or skilled/comprehensive care unit based on need. There is no increase in the monthly fee as a result of the need for a higher level of care. The entrance fee is amortized at a rate of two percent (2%) per month for each month, or fraction thereof, that resident occupies an independent living residence and at a rate of four percent (4%) per month for each month, or fraction thereof, that resident occupies a living accommodation in assisted living or skilled/comprehensive care. After deducting an administrative fee (equal to five percent (5%) of the entrance fee), and once forty-five percent (45%) of the entrance fee has been amortized, amortization of the remaining entrance fee shall cease. Refunds are contingent upon the resale of the resident's independent living unit or as otherwise specified in the Resident Contract.

Under the terms of the "modified" contract (Type B), the entrance fee and monthly fees also entitle the resident to lifetime occupancy of a living accommodation in a

residential, assisted living or skilled/comprehensive care unit based on need, but there is a change in the monthly fee as a result of the need for a higher level of care. Once a resident is relocated either on a temporary basis for more than two months or on a permanent basis to either assisted living or skilled/comprehensive care, the monthly fee increases to the stated assisted living or skilled/comprehensive health care center rate. The entrance fee, less an administrative fee (equal to five percent (5%) of the entrance fee), is amortized at a rate of two percent (2%) per month for each month, or fraction thereof, that resident occupies an independent living residence and at a rate of four percent (4%) per month for each month, or fraction thereof, that resident occupies a living accommodation in assisted living or skilled/comprehensive care. After the period of amortization, which shall be at most fifty (50) months, there is no refund of the entrance fee. Refunds are contingent upon the resale of the resident's independent living unit or as otherwise specified in the Resident Contract.

The portion of the entrance fee to be refunded after the date of occupancy, if any, is not held in trust or escrow for the benefit of Resident after the date of occupancy.

CAREFULLY READ THE CONTINUING CARE AGREEMENT FOR THE CONDITIONS THAT MUST BE SATISFIED BEFORE ACTS MD IS REQUIRED TO PAY THE ENTRANCE FEE REFUND.

Exhibit B, attached, lists the entrance and monthly fees for the current contract offerings at Buckingham's Choice. Entrance fees are subject to change without notice, and monthly fees are subject to change with sixty (60) days prior written notice (in accordance with the terms of the resident contract).

Resident Contracts Effective Prior to January 14, 2020:

Buckingham's Choice previously offered three types of entrance fees for residential living units under a Type C agreement – one that amortized over a period of 50 months at the rate of 2% per month (or fraction of a month), one that was 90% refundable, and one that was 100% refundable. The amount of the entrance fee varied with (i) whether an amortizing or refundable entrance fee was chosen, and (ii) the size of the unit.

Buckingham's Choice also offered a fourth type of entrance fee, applicable to direct admission to an assisted living apartment. The residence and care agreement for assisted living provided for a full refund of the entrance fee during the first two months of occupancy, and thereafter amortized at the rate of 10% per month.

The portion of the entrance fee that was to be refunded after the occupancy date, if any, was not held in trust or escrow for the benefit of the resident after the occupancy date.

The amount of the monthly fee varied with (i) whether there were one or two persons receiving benefits under the residence and care agreement, (ii) the size

of the unit, and (iii) the level of care.

Under the Type C agreements, when a resident relocates to the Health Care Center (both assisted living and comprehensive care) on a temporary or permanent basis, the resident pays for services received, including an occupancy fee calculated on a daily rate basis but stated on a monthly basis. In the instance that a resident's stay in the Health Care Center is reimbursable under Medicare, the resident will not be billed for those days eligible for Medicare reimbursement. In addition, Buckingham's Choice makes available to the residents various other services on a fee-for-service basis. The comprehensive care center is dual certified for Medicare and Medicaid.

14. HISTORY OF FEES.

The amount of the changes in all fees for each of the previous five (5) years is as follows:

	2026	2025	2024	2023	2022
Monthly Fees:					
Independent Living	3.90%	3.90%	4.65%	7.50%	4.50%
Assisted Living	3.90%	3.90%	4.65%	7.50%	4.50%
Comprehensive Care	3.90%	3.90%	4.65%	7.50%	4.50%
Entrance Fees:					
Independent Living	5.80%	4.00%	4.75%	5.00%	5.00%
Assisted Living	5.80%	4.00%	4.75%	5.00%	5.00%
Comprehensive Care	5.80%	4.00%	4.75%	5.00%	5.00%

15. OPERATING RESERVE REQUIREMENT.

Acts MD maintains reserves that have been designated by the Board of Directors for specific purposes. These reserves are the property of the corporation and are used at the discretion of the Board of Directors. The corporation employs an investment advisor who selects and monitors various managers guided by an investment policy. The investment policy is reviewed at a minimum on an annual basis by management and the investment advisor.

The operating reserve requirement for the fiscal year ending December 31, 2025 was $21,088,000 based on the following calculation using audited financial statements for the fiscal year ending December 31, 2025.

Operating Expenses	$95,434,000
Less: Depreciation & Amortization	11,032,000
Less: Deferred financing costs amortized through interest expense	50,000
Total	$84,352,000
25.0% of Total (requirement)	$21,088,000

As of December 31, 2025, the operating reserve requirement is fully funded, with total combined cash and cash equivalents and investments without donor restrictions of $22,219,000.

16. LONG-TERM FINANCING.

The Series 2020A Bonds are tax-exempt fixed rate bonds with a coupon rate of 5.00% and principal maturing in varying amounts from 2028 to 2049.
The Series 2020B Bonds are taxable fixed rate bonds with a coupon rate of 3.30% and principal maturing in varying amounts from 2022 to 2027.

17. RENEWAL AND REPLACEMENT FUND.

Acts MD is committed to allocating resources to address building and equipment repair and replacement as well as new community improvements at Buckingham's Choice. A percentage of annual entry fees have been allocated towards the capital budget. Acts MD also has access to a working capital line of credit provided by Acts to assist in funding certain repair/maintenance and capital projects.

18. ANTICIPATED EXPANSION OR DEVELOPMENT.

There are ongoing renovation activities for Buckingham's Choice. Replacement of roof shingles has been completed on all residential buildings while roofs of some carports and covered walkways will receive new shingles in 2026. Other individual projects that remain include independent living corridor renovations, renovation of the main kitchen and bistro, a proposed clubhouse renovation which includes a new performing arts center and dedicated chapel, pool resurfacing, and various other upgrades to the outdoor amenities of the campus. No new independent living units are planned at this time.

19. CERTIFIED FINANCIAL STATEMENTS OF THE PROVIDER.

Attached hereto as Exhibit C are certified financial statements for Acts MD as of December 31, 2025.

20. CASH FLOW FORECAST.

Attached hereto as Exhibit D is a cash flow forecast for the current and next two fiscal years for Acts MD.

21. QUARTERLY MEETING.

Acts MD will satisfy the requirements of the Code of Maryland Regulations ("COMAR") 32.02.01.21C.(21) and Maryland Code, Human Services Article ("HSA") §10-426 for the quarterly meeting with residents of Buckingham's Choice as required by COMAR 32.02.01.19A and HSA §10-425(a)(8).

22. ROLE OF RESIDENT ASSOCIATION.

The role of the Buckingham's Choice Residents Association is to; a) promote and further the common interests of the residents in creating a healthful, enjoyable, and useful community life, b) communicate and cooperate with the executive director and staff of Buckingham's Choice and c) to elect a resident council to act on behalf of the association.

23. DESCRIPTION OF INTERNAL GRIEVANCE PROCEDURE.

Buckingham's Choice has established an internal grievance procedure to address resident grievances. A Resident or a group of residents collectively may submit a grievance in writing to the executive director, Buckingham's Choice, 3200 Baker Circle, Adamstown, Maryland 21710. Buckingham's Choice will send a written acknowledgement to the Resident or group of residents within five (5) days after receipt of the written grievance. Buckingham's Choice will assign personnel to investigate the grievance. A Resident or group of residents who file a written grievance are entitled to a meeting with management of Buckingham's Choice within thirty (30) days after receipt of the written grievance, in order to present the grievance. Buckingham's Choice will provide a response in writing within forty-five (45) days after receipt of the written grievance as to the investigation and resolution of the grievance.

Within thirty (30) days after Buckingham's Choice provides its response to the grievance, a Resident, group of residents, or Buckingham's Choice may seek mediation through one of the community mediation centers in the State or another mediation provider. If a Resident, group of residents, or Buckingham's Choice seeks mediation under the preceding sentence, the mediation shall be nonbinding.

24. AMENDMENT OF DISCLOSURE STATEMENT.

Acts MD will amend this disclosure statement if at any time, in the opinion of Acts MD or the Maryland Department of Aging, an amendment is necessary to prevent the disclosure statement from containing any material misstatement of fact or omission of a material fact.

EXHIBIT A

Summary of Services Included and Not Included in Monthly Fee

After a resident has established financial and medical qualification and enters into a life care (Type A) or "modified" (Type B) Resident Contract pursuant to which, in consideration of the payment of the entrance fee and the monthly fee, and subject to meeting Buckingham's Choice's occupancy requirements, Buckingham's Choice agrees to provide lifetime living accommodations in an accommodation designated for the resident, assisted living services, comprehensive nursing care services, meal service, and the other services discussed below.

Any services not specifically identified as being covered under the monthly fee (as applicable in residential living, assisted living or comprehensive care), including particularly hospital care and prescription medicines and medical devices, are to be paid for by each resident on a fee-for-service basis. Residents' rights under the life care (Type A) Resident Contract and the "modified" (Type B) Resident Contract are not proprietary and do not include any right, title or interest in the real or personal property of Buckingham's Choice, nor does any resident have the right to transfer, convey, assign or devise his or her rights under the Resident Contract or the Residence and Care Agreement. Residents' rights are primarily for services, with a contractual right to occupy.

Common Areas and Amenities

Residents, at no additional cost beyond the entrance fee and monthly fee, may use, in common with others, the dining room, lounges and lobbies, multi-purpose room, library, woodworking shop, swimming pool, gardening areas, exercise and fitness center, computer lab, and social and recreational rooms, individual mailboxes centrally located, special lounges for club groups and other amenities including those outdoors furnished by Buckingham's Choice, for the express use of the residents. Common areas for which an additional charge will be made for services include coffee shop, sundries and gift shop, beauty parlor and barbershop, and overnight accommodations for guests.

Residential Living Units

Covered services included in the monthly fee for residential living units are:

- One meal a day (or tray service for one meal a day if approved by the Medical Director or his/her designee);
- Emergency communication system;
- Twice monthly housekeeping;
- Laundering of residents' flat linens as provided by residents;
- Annual heavy housekeeping, including window washing and refrigerator and oven cleaning;
- Security and maintenance of building, common area grounds (including lawns), and equipment;
- Heat and air conditioning;
- Basic television service;

- Garage with automatic door opener for certain cottages and covered parking space for other cottages;
- Insurance on building, grounds and equipment;
- Insurance on the residential living unit and all items in the unit owned by Buckingham's Choice;
- Real estate taxes;
- Maintenance, repairs and/or replacement of furnished appliances;
- Scheduled transportation service;
- Complimentary trash and snow removal; and
- All utilities (except long distance telephone charges).

Assisted Living Units

Covered services included in the monthly fee for assisted living units are:

- Assisted Living Unit;
- Bedroom furniture for the Assisted Living Unit, including a bed, nightstand, chest of drawers, lamp and comfortable chair (unless Resident chooses to use personal furniture);
- One well balanced meal per day (or Tray Service for one meal per day if approved by the Medical Director or his/her designee) and additional snacks each day;
- Special diets as ordered by a physician;
- Emergency communication system;
- Personal care services (consistent with Resident's needs and service plan), including:
    - Assistance with and/or supervision of activities of daily living, including: eating, personal hygiene, mobility, toileting and dressing;
    - Facilitating access to appropriate health care and social services, including: social work services, rehabilitative services, skilled nursing services, physician services, oral health care, dietary consultation and services, counseling, psychiatric services and other specialty health and social work services (the costs of use of these services, however, are borne by the Resident – see "Ancillary Services" below).
    - Provision of social and recreational services;
    - Facilitating access to spiritual and religious activities consistent with Resident's background and preferences;
- Initial assessment and periodic reassessment of Resident's ability to self-administer medications;
- Assistance with and/or administration of medications (consistent with Resident's needs and service plan);
- Weekly housekeeping and laundering as needed of linens and towels;
- Basic television service;
- Scheduled transportation service;
- All utilities (except long distance telephone charges); and
- Use of all public rooms and common areas of the Community.

Comprehensive Care Unit

Covered Services included in the monthly fee for comprehensive care are:

- Basic nursing care;
- One meal per day;
- Tray Service for meals if approved by the Medical Director or his/her designee;
- Emergency communication system;
- Providing supervision, physical or verbal assistance in performing the activities of daily living, including ambulation, personal hygiene, dressing, toileting, and eating;
- Assistance with and/or administration of medications;
- Consultation with a dietician;
- Basic television service;
- Scheduled transportation services;
- All utilities (except long distance telephone charges); and
- Use of all public rooms and common areas of the Community.

Ancillary Services

Services not listed above are not included as part of the services received under the monthly fee. Ancillary services are optional services available to the resident at an additional charge. Examples of ancillary services are given below, but other services not listed may be available at an additional charge if resident requests such services. Any other services are the responsibility of the residents to procure.

Examples of ancillary services in residential living include:

- Any tray service to residents other than those specified as a covered service;
- Meals for residents living in a residential living unit in addition to the meal specified as a covered service;
- Guest meals;
- Lodging in guest rooms on a temporary and space available basis;
- Laundry service for personal laundry;
- Special transportation services;
- Outpatient services at the Wellness Center (clinic) at the Community;
- Service of a private physician;
- Laboratory services;
- Medical supplies, including medical equipment;
- Prescription and over-the-counter drugs;
- Physical, speech and occupational therapy;
- Respiratory therapy;
- Coordination of consultations with home health services;
- Consultation with a social worker;
- Coordination of consultations with hospice program;
- Handyman services; and
- Special projects and services.

The Resident Contract provides that a resident is to receive one meal per day in exchange for the monthly fee. Additional meals will be available on a fee-for-service basis. Resident will receive three meals per day in assisted living and skilled/comprehensive care and will be separately charged, and responsible to pay, for the two additional meals. A resident who is away from Buckingham's Choice for a period of fourteen (14) consecutive days or more may receive a credit towards his or her Monthly Fee.

Examples of ancillary services in assisted living include:

- Hand feeding;
- Catheter care;
- Colostomy care;
- Pressure sore or other wound care;
- Incontinent care;
- Oxygen therapy;
- Transportation to medical appointments;
- Radiology (x-ray services);
- Health equipment;
    - Walker
    - Geriatric chair
    - Wheelchair
    - Pressure reduction mattress
    - Trapeze
- Beauty and barber services;
- Any Tray Service to residents other than those specified as a Covered Service;
- Guest meals;
- Lodging in guest rooms on a temporary and space available basis;
- Catering services for private entertaining;
- Laundry service for personal laundry;
- Special transportation services;
- Services of a private physician;
- Outpatient services at the Wellness Center at the Community;
- Services under a waiver, if any, for a level of care in assisted living higher than that for which the assisted living program is licensed;
- Laboratory services;
- Medical supplies, including medical equipment;
- Prescription and over-the-counter drugs;
- Physical, speech and occupational therapy;
- Respiratory therapy;
- Consultation with a dietician; and
- Social work therapy.

Examples of ancillary services in comprehensive care include:

- Any Tray Service to residents other than those specified as a Covered Service;
- Guest meals;

- Lodging in guest rooms on a temporary and space available basis;
- Catering services for private entertaining;
- Laundry service for personal laundry;
- Special transportation services;
- Direct, personal services of the Medical Director;
- Services of a private physician;
- Outpatient services at the Wellness Center at the Community;
- Laboratory services;
- Medical supplies, including medical equipment;
- Prescription and over-the-counter drugs;
- Physical, speech and occupational therapy;
- Respiratory therapy;
- Consultation with a social worker;
- Catheter Care;
- Colostomy Care;
- Decubitus Care;
- Feeding: hand, tube, special diet;
- Incontinence Care;
- IV therapy;
- Oxygen therapy;
- Pharmacy;
- Radiology;
- Suctioning.

Assisted Living at Buckingham's Choice

The name and address of the assisted living facility located at Buckingham's Choice is OakBridge Terrace at Buckingham's Choice, 3200 Baker Circle, Adamstown, MD 21710-9653. In addition to OakBridge Terrace at Buckingham's Choice, Acts MD operates the following assisted living facilities.

OakBridge Terrace at Fairhaven
7200 Third Avenue
Sykesville, MD 21784-7553

OakBridge Terrace at Heron Point
510 East Campus Avenue
Chestertown, MD 21620-1696

OakBridge Terrace at Bayleigh Chase
56 Cynwood Drive
Easton, MD 21601-3864

There have been no changes to the assisted living programs at any of the assisted living facilities operated by Acts MD.

As part of its continuum of care, Buckingham's Choice offers a program of assisted living. OakBridge Terrace at Buckingham's Choice is an assisted living facility that contains 45 assisted living beds and is licensed as a LEVEL 3 assisted living program. Services provided in the Buckingham's Choice assisted living program are provided in accordance

with the terms of the Resident Contract. Maryland law requires certain additional information to be set forth regarding a continuing care retirement community's assisted living program, as set forth below.

Special Programming

While Buckingham's Choice provides significant training to its staff in order to provide the highest quality of care, Buckingham's Choice does not offer on-site special programming for assisted living residents with particular needs or conditions.

Security

Residents and their property are kept secure through a variety of ways. Buckingham's Choice has a security gate house and security staff twenty-four hours per day, seven days a week. Wanderguard for wandering residents is available.

Residents have locked limited storage space available as necessary. Each resident's unit is securable by lock and lockboxes are available for their medications when kept in their apartments.

As provided in the residence and care agreement, Buckingham's Choice has the right to enter residents' assisted living accommodations to carry out the intent of that agreement, including performance of housekeeping duties, response to medical alert system, response to fire alert system, entry in the event that a resident is reported missing or not having responded to a call, and maintenance procedures. Buckingham's Choice recognizes each resident's right to privacy and therefore limits its entry to living accommodations to legitimate emergencies and, on notice, for routine housekeeping and maintenance services.

Health Status Monitoring

As the provider, Buckingham's Choice is responsible for arranging for or overseeing medical care and monitoring the health status of the assisted living residents. Buckingham's Choice also has the primary responsibility for purchasing or renting essential or desired equipment and supplies.

Buckingham's Choice coordinates access and provision of medical care services as required under applicable Maryland assisted living regulations. These services include assuring physicians' orders upon admission, regular review of each resident's condition, and adjustment of services provided to meet identified needs or to recommend transfer to a higher level of care. The Buckingham's Choice Health Center, of which the assisted living units are a part, is staffed 24 hours per day, 7 days a week with licensed nursing personnel. Physician services are available to residents on-site at the community. If resident care needs exceed the services provided by the assisted living program, the resident may be admitted to the comprehensive care portion of the Health Center on a temporary or permanent basis.

Buckingham's Choice coordinates securing equipment and supplies necessary for resident's care needs in the assisted living unit. It advises residents of the cost of purchasing

and/or renting durable medical equipment necessary for resident's care needs. Residents are responsible for contracting and paying for such devices.

Residents who have a long-term care insurance policy should request their advisors to review the policy and the Resident Contract to determine whether there are potential areas of duplication or areas where benefits can be coordinated.

Grievance/Complaint Procedure

Buckingham's Choice has established an internal grievance procedure to address resident grievances. A Resident or a group of residents collectively may submit a grievance in writing to the executive director, Buckingham's Choice, 3200 Baker Circle, Adamstown, Maryland 21710. Buckingham's Choice will send a written acknowledgement to the Resident or group of residents within five (5) days after receipt of the written grievance. Buckingham's Choice will assign personnel to investigate the grievance. A Resident or group of residents who file a written grievance are entitled to a meeting with management of Buckingham's Choice within thirty (30) days after receipt of the written grievance, in order to present the grievance. Buckingham's Choice will provide a response in writing within forty-five (45) days after receipt of the written grievance as to the investigation and resolution of the grievance.

Within thirty (30) days after Buckingham's Choice provides its response to the grievance, a Resident, group of residents, or Buckingham's Choice may seek mediation through one of the community mediation centers in the State or another mediation provider. If a Resident, group of residents, or Buckingham's Choice seeks mediation under the preceding sentence, the mediation shall be nonbinding.

EXHIBIT B

CURRENT FEES

The following pages comprise the current entrance fees and monthly fees for the current contract offerings at Buckingham's Choice as described in Section 13 of this disclosure statement. There are three different price plans from which residents may choose when selecting the fully declining life care contract (Type A), the Acts Life Care Premier Plan, the Acts Life Care Asset Preservation Plan, and the Acts Life Care Income Preservation Plan. There is one price plan associated with the fifty percent (50%) refundable life care contract (Type A), the Acts Life Care 50 Plan, and one price plan associated with the "modified" contract (Type B), the Acts Balanced Plan.

Note that the entrance fees are subject to change without notice, and monthly fees are subject to change with sixty (60) days prior written notice (in accordance with the terms of the Resident Contract). Carefully read the Resident Contract for the conditions that must be satisfied before Buckingham's Choice is required to pay an entrance fee refund.

Buckingham's Choice Signature Pricing

To fit your individual goals, preferences, and budget, Acts offers a variety of affordable financial options that are designed to accommodate your income, asset and insurance situation. Each individual residence is priced to reflect the many attributes of that particular residence. Your Life Care Consultant will help you decide on the location and pricing plan that best suits your preferences. Pricing plans include:

Acts Balanced Plan
Acts Balanced Plan is for those who wish to pay a lower entrance fee and assume the risk of higher health care costs should they need it. Though entrance fees are lower, all Balanced Plan residents will pay the same health care rate at the time of needing a higher level of care. This health care rate may be substantially higher than that of the monthly rate offered as part of Acts Life Care Premier pricing plan and other pricing plans.

Acts Life Care® Premier
The most popular of the Acts financial options, Acts Life Care Premier features an entrance fee and monthly fee that secure your residency at an Acts community. With Acts Life Care, monthly fees will never increase solely as a result of needing a higher level of care. The entrance fee (less an administrative fee) amortizes over a 50–month period with the unamortized balance returned to you or your estate should you no longer reside at the community during that period.

Acts Life Care 50
Acts Life Care 50 offers a refund of 50% of the net entrance fee for those who wish to provide a financial legacy. Under this plan, the entrance fee (less an administrative fee) amortizes over a 25-month period, with the balance being returned to you or your estate when your period of occupancy ends.

Acts Life Care Asset Preservation
The Asset Preservation Plan is for those who desire the highest level of asset preservation. This plan offers the same benefits of lifestyle and health care security, but has a higher level of asset protection than Acts Life Care Premier. With a lower entrance fee, this plan is designed for those who enjoy a comfortable and predictable income.

Acts Life Care Income Preservation
The Income Preservation Plan is for those who have a strong asset base. With Acts Life Care Income Preservation, your assets fund the entrance fee, while you enjoy higher income protection with more value–driven monthly service fees.

Acts | Buckingham's Choice

Where Loving-Kindness Lives

PSBUC 10/2025

Acts Balanced Plan / Age 62 and up

LIVING ACCOMMODATION		APPROX. SQ. FT.	ENTRANCE FEE	MONTHLY FEE
Garden Court Cottages	Azalea (One Bedroom)	835	$209,900	$2,666
	Forsythia (One Bedroom/Den)	1,008	$244,900	$4,722
	Magnolia (One Bedroom/Den)	1,074	$271,900	$4,917
	Azalea Plus (Two Bedroom)	1,145	$300,900	$4,938
	Wisteria (Two Bedroom)	1,157	$274,900	$5,009
	Mulberry (One Bedroom/Den)	1,158	$274,900	$5,056
	Mulberry II (One Bedroom/Den)	1,304	$289,900	$5,154
Country Cottages	Blue Ridge (1 Bedroom, Den)	1,008	$272,900	$5,077
	Blue Ridge w/Garage (1 Bedroom, Den)	1,008	$272,900	$5,077
	Carroll w/Garage (One Bedroom/Den)	1,074	$304,900	$5,508
	Ballenger Plus (Two Bedroom)	1,145	$344,900	$5,369
	Monocacy w/Garage (Two Bedroom)	1,157	$333,900	$5,596
	Blue Ridge II Plus w/Garage (One Bedroom/Den)	1,158	$330,900	$5,407
	South Mountain w/Garage (Two Bedroom)	1,630	$456,900	$5,508
	Potomac (1 Bedroom/Den, Basement)	2,016	$461,900	$6,592
	Potomac w/Garage (1 Bedroom/Den, Basement)	2,016	$461,900	$6,592
	Catoctin (2 Bedroom, Basement)	2,314	$513,900	$6,779
	Catoctin w/Garage (2 Bedroom, Basement)	2,314	$513,900	$6,779
	Sugarloaf w/Garage (Two Bedroom/Den, Basement)	3,260	$709,900	$7,723
Second Person Fees			$40,000	$2,267

subject to change without notice

Under the terms of the Balanced Plan, residents pay a lower entrance fee and current Balanced Plan monthly fee during their time in independent living. If they later require care in OakBridge Terrace or WillowBrooke Court, they will pay the monthly health care center rate (for example the current 2026 rate is $10,166 per month). When the resident transfers to a higher level of care, the health care center rate in effect at that time will apply.

Monthly Fee

The monthly fee includes:

Utilities/Taxes
Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

Maintenance
Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service, snow removal from company property.

Personal Services
One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, light housekeeping twice monthly, annual apartment inspection and cleaning, scheduled local transportation, access to either personal or shared laundry facilities.

Acts Balanced Plan Details

Under the terms of the Balanced Plan, residents pay a lower entrance fee and current Balanced Plan monthly fee during their time in independent living. If they later require care in OakBridge Terrace or WillowBrooke Court, they will pay the health care center monthly rate (for example the current 2026 rate is $10,166 per month). When the resident transfers to a higher level of care, the health care center rate in effect at that time will apply.

- Entrance fees are effective November 1, 2025. Monthly fees are effective January 1, 2026. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee, health care center rate or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 90 days of occupancy the entrance fee is 100% refundable for any reason.
- After the 90th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy in the independent living residence, and by 4% for each month of occupancy on a permanent basis in the Assisted Living or Skilled Care Centers. At the end of the period of amortization, which shall be at most 50 months, there will be no refund.
- Specific terms and conditions apply. Please refer to Resident Contract and Disclosure Statement.

COTTAGES

Acts Life Care Premier / Age 62 and up

LIVING ACCOMMODATION		APPROX. SQ. FT.	ENTRANCE FEE	MONTHLY FEE
Garden Court Cottages	Azalea (One Bedroom)	835	$359,900	$3,710
	Forsythia (One Bedroom/Den)	1,008	$391,900	$4,930
	Magnolia (One Bedroom/Den)	1,074	$407,900	$5,095
	Azalea Plus (Two Bedroom)	1,145	$420,900	$5,197
	Wisteria (Two Bedroom)	1,157	$423,900	$5,224
	Mulberry (One Bedroom/Den)	1,158	$413,900	$5,179
	Mulberry II (One Bedroom/Den)	1,304	$447,900	$5,280
Country Cottages	Blue Ridge (1 Bedroom, Den)	1,008	$450,900	$5,302
	Blue Ridge w/Garage (1 Bedroom, Den)	1,008	$450,900	$5,302
	Carroll w/Garage (One Bedroom/Den)	1,074	$477,900	$5,629
	Ballenger Plus (Two Bedroom)	1,145	$501,900	$5,649
	Monocacy w/Garage (Two Bedroom)	1,157	$505,900	$5,709
	Blue Ridge II Plus w/Garage (One Bedroom/Den)	1,158	$490,900	$5,649
	South Mountain w/Garage (Two Bedroom)	1,630	$558,900	$6,122
	Potomac (1 Bedroom/Den, Basement)	2,016	$580,900	$6,774
	Potomac w/Garage (1 Bedroom/Den, Basement)	2,016	$580,900	$6,774
	Catoctin (2 Bedroom, Basement)	2,314	$614,900	$7,046
	Catoctin w/Garage (2 Bedroom, Basement)	2,314	$614,900	$7,046
	Sugarloaf w/Garage (Two Bedroom/Den, Basement)	3,260	$787,900	$7,866
Second Person Fees			$40,000	$2,267

subject to change without notice

Monthly Fee

The monthly fee includes:

Utilities/Taxes
Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

Maintenance
Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service, snow removal from company property.

Personal Services
One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, light housekeeping twice monthly, annual apartment inspection and cleaning, scheduled local transportation, access to either personal or shared laundry facilities.

Acts Life Care Premier Details

- Acts Life Care Premier entrance fees effective November 1, 2025. Monthly fees effective January 1, 2026. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 90 days of occupancy, the entrance fee is 100% refundable for any reason.
- After the 90th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy in the independent living residence, and by 4% for each month of occupancy on a permanent basis in the Assisted Living or Skilled Care Centers. At the end of the period of amortization, which shall be at most 50 months, there will be no refund.
- Specific terms and conditions apply. Please refer to Resident Contract and Disclosure Statement.

Acts Life Care 50

LIVING ACCOMMODATION		APPROX. SQ. FT.	ENTRANCE FEE UP TO AGE 79	ENTRANCE FEE AGE 80–89	MONTHLY FEE
Garden Court Cottages	Azalea (One Bedroom)	835	$521,900	$572,900	$4,081
	Forsythia (One Bedroom/Den)	1,008	$568,900	$623,900	$5,423
	Magnolia (One Bedroom/Den)	1,074	$591,900	$648,900	$5,605
	Azalea Plus (Two Bedroom)	1,145	$610,900	$669,900	$5,717
	Wisteria (Two Bedroom)	1,157	$614,900	$674,900	$5,746
	Mulberry (One Bedroom/Den)	1,158	$600,900	$658,900	$5,697
	Mulberry II (One Bedroom/Den)	1,304	$649,900	$712,900	$5,808
Country Cottages	Blue Ridge (1 Bedroom, Den)	1,008	$653,900	$716,900	$5,832
	Blue Ridge w/Garage (1 Bedroom, Den)	1,008	$653,900	$716,900	$5,832
	Carroll w/Garage (One Bedroom/Den)	1,074	$692,900	$759,900	$6,192
	Ballenger Plus (Two Bedroom)	1,145	$727,900	$798,900	$6,214
	Monocacy w/Garage (Two Bedroom)	1,157	$733,900	$804,900	$6,280
	Blue Ridge II Plus w/Garage (One Bedroom/Den)	1,158	$711,900	$780,900	$6,214
	South Mountain w/Garage (Two Bedroom)	1,630	$810,900	$888,900	$6,734
	Potomac (1 Bedroom/Den, Basement)	2,016	$842,900	$923,900	$7,451
	Potomac w/Garage (1 Bedroom/Den, Basement)	2,016	$842,900	$923,900	$7,451
	Catoctin (2 Bedroom, Basement)	2,314	$891,900	$977,900	$7,751
	Catoctin w/Garage (2 Bedroom, Basement)	2,314	$891,900	$977,900	$7,751
	Sugarloaf w/Garage (Two Bedroom/Den, Basement)	3,260	$1,142,900	$1,252,900	$8,653
Second Person Fees			$40,000	$40,000	$2,494

subject to change without notice

Monthly Fee

The monthly fee includes:

Utilities/Taxes
Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

Maintenance
Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service, snow removal from company property.

Personal Services
One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, light housekeeping twice monthly, annual apartment inspection and cleaning, scheduled local transportation, access to either personal or shared laundry facilities.

Acts Life Care 50 Details

- Entrance fees effective November 1, 2025. Monthly fees effective January 1, 2026. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 90 days of occupancy the entrance fee is 100% refundable for any reason.
- After the 90th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy in the independent living residence, and by 4% for each month of occupancy on a permanent basis in the Assisted Living or Skilled Care Centers. The entrance fee will cease amortizing and becomes firm when it reaches 50% of the net entrance fee.
- Specific terms and conditions apply. Please refer to Resident Contract and Disclosure Statement.

COTTAGES

Acts Life Care Asset Preservation / Age 62 and up

LIVING ACCOMMODATION		APPROX. SQ. FT.	ENTRANCE FEE	MONTHLY FEE
Garden Court Cottages	Azalea (One Bedroom)	835	$305,900	$4,341
	Forsythia (One Bedroom/Den)	1,008	$333,900	$5,768
	Magnolia (One Bedroom/Den)	1,074	$346,900	$5,961
	Azalea Plus (Two Bedroom)	1,145	$357,900	$6,080
	Wisteria (Two Bedroom)	1,157	$360,900	$6,112
	Mulberry (One Bedroom/Den)	1,158	$351,900	$6,059
	Mulberry II (One Bedroom/Den)	1,304	$380,900	$6,178
Country Cottages	Blue Ridge (1 Bedroom, Den)	1,008	$383,900	$6,203
	Blue Ridge w/Garage (1 Bedroom, Den)	1,008	$383,900	$6,203
	Carroll w/Garage (One Bedroom/Den)	1,074	$406,900	$6,586
	Ballenger Plus (Two Bedroom)	1,145	$426,900	$6,609
	Monocacy w/Garage (Two Bedroom)	1,157	$430,900	$6,680
	Blue Ridge II Plus w/Garage (One Bedroom/Den)	1,158	$417,900	$6,609
	South Mountain w/Garage (Two Bedroom)	1,630	$475,900	$7,163
	Potomac (1 Bedroom/Den, Basement)	2,016	$493,900	$7,926
	Potomac w/Garage (1 Bedroom/Den, Basement)	2,016	$493,900	$7,926
	Catoctin (2 Bedroom, Basement)	2,314	$522,900	$8,244
	Catoctin w/Garage (2 Bedroom, Basement)	2,314	$522,900	$8,244
	Sugarloaf w/Garage (Two Bedroom/Den, Basement)	3,260	$669,900	$9,203
Second Person Fees			$40,000	$2,267

subject to change without notice

Monthly Fee

The monthly fee includes:

Utilities/Taxes
Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

Maintenance
Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service, snow removal from company property.

Personal Services
One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, light housekeeping twice monthly, annual apartment inspection and cleaning, scheduled local transportation, access to either personal or shared laundry facilities.

Acts Life Care Asset Preservation Details

- Acts Life Care Asset Preservation entrance fees effective November 1, 2025 and monthly fees effective January 1, 2026. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 90 days of occupancy, the entrance fee is 100% refundable for any reason.
- After the 90th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy in the independent living residence, and by 4% for each month of occupancy on a permanent basis in the Assisted Living or Skilled Care Centers. At the end of the period of amortization, which shall be at most 50 months, there will be no refund.
- Specific terms and conditions apply. Please refer to Resident Contract and Disclosure Statement.

COTTAGES

Acts Life Care Income Preservation / Age 62 and up

LIVING ACCOMMODATION		APPROX. SQ. FT.	ENTRANCE FEE	MONTHLY FEE
Garden Court Cottages	Azalea (One Bedroom)	835	$431,900	$3,376
	Forsythia (One Bedroom/Den)	1,008	$470,900	$4,486
	Magnolia (One Bedroom/Den)	1,074	$489,900	$4,636
	Azalea Plus (Two Bedroom)	1,145	$505,900	$4,729
	Wisteria (Two Bedroom)	1,157	$508,900	$4,754
	Mulberry (One Bedroom/Den)	1,158	$496,900	$4,713
	Mulberry II (One Bedroom/Den)	1,304	$537,900	$4,805
Country Cottages	Blue Ridge (1 Bedroom, Den)	1,008	$541,900	$4,825
	Blue Ridge w/Garage (1 Bedroom, Den)	1,008	$541,900	$4,825
	Carroll w/Garage (One Bedroom/Den)	1,074	$573,900	$5,122
	Ballenger Plus (Two Bedroom)	1,145	$602,900	$5,141
	Monocacy w/Garage (Two Bedroom)	1,157	$607,900	$5,195
	Blue Ridge II Plus w/Garage (One Bedroom/Den)	1,158	$589,900	$5,141
	South Mountain w/Garage (Two Bedroom)	1,630	$670,900	$5,571
	Potomac (1 Bedroom/Den, Basement)	2,016	$697,900	$6,164
	Potomac w/Garage (1 Bedroom/Den, Basement)	2,016	$697,900	$6,164
	Catoctin (2 Bedroom, Basement)	2,314	$737,900	$6,412
	Catoctin w/Garage (2 Bedroom, Basement)	2,314	$737,900	$6,412
	Sugarloaf w/Garage (Two Bedroom/Den, Basement)	3,260	$945,900	$7,158
Second Person Fees			$40,000	$2,267

subject to change without notice

Monthly Fee

The monthly fee includes:

Utilities/Taxes
Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

Maintenance
Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service, snow removal from company property.

Personal Services
One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, light housekeeping twice monthly, annual apartment inspection and cleaning, scheduled local transportation, access to either personal or shared laundry facilities.

Acts Life Care Income Preservation Details

- Acts Life Care Income Preservation entrance fees effective November 1, 2025 and monthly fees effective January 1, 2026. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 90 days of occupancy, the entrance fee is 100% refundable for any reason.
- After the 90th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy in the independent living residence, and by 4% for each month of occupancy on a permanent basis in the Assisted Living or Skilled Care Centers. At the end of the period of amortization, which shall be at most 50 months, there will be no refund.
- Specific terms and conditions apply. Please refer to Resident Contract and Disclosure Statement.

EXHIBIT C

AUDITED FINANCIAL STATEMENTS

The following pages comprise the 2025 Audited Financial Statements for Acts Communities of Maryland, Inc.

Acts Communities of Maryland, Inc.

Financial Statements and
Supplementary Information

December 31, 2025 and 2024

Acts Communities of Maryland, Inc.

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December 31, 2025 and 2024

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Independent Auditors' Report

To the Board of Directors of
Acts Communities of Maryland, Inc.

Opinion

We have audited the financial statements of Acts Communities of Maryland, Inc. (the Company), which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations and changes in net assets and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2025 and 2024, and the results of its operations and changes in net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The combining information for 2025 on pages 24 to 28 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Restriction on Use

This report is intended solely for the information and use of the board of directors and management of the Company, and the Maryland Department of Aging and is not intended to be used and should not be used by anyone other than these specified parties.

Baker Tilly US, LLP

Philadelphia, Pennsylvania
April 29, 2026

Acts Communities of Maryland, Inc.

Balance Sheets
December 31, 2025 and 2024
(In Thousands)

	2025	2024
Assets		
Cash and cash equivalents	$ 7,375	$ 5,569
Investments	29,423	30,037
Accounts receivable, entrance fee receivables and other receivables, net	2,919	4,947
Prepaid expenses, inventory and deposits	1,373	1,353
Property and equipment, net	222,658	215,944
Goodwill	104,538	104,538
Deferred costs, net	2,120	1,922
Total assets	$ 370,406	$ 364,310
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued expenses	$ 11,296	$ 9,171
Resident monthly fees paid in advance	2,919	3,243
Long-term indebtedness	125,988	129,966
Charitable gift annuity obligations	116	119
Entrance fee deposits	1,494	983
Refundable portion of entrance fees	38,183	49,128
Deferred revenue from entrance fees	132,834	125,834
Due to affiliated organizations	20,749	17,617
Total liabilities	333,579	336,061
Net Assets		
Without donor restrictions	23,666	15,224
With donor restrictions	13,161	13,025
Total net assets	36,827	28,249
Total liabilities and net assets	$ 370,406	$ 364,310

See notes to financial statements

Acts Communities of Maryland, Inc.

Statements of Operations and Changes in Net Assets
Years Ended December 31, 2025 and 2024
(In Thousands)

	2025	2024
Operating Revenue		
Resident services revenues, net of amortization of entrance fees	$ 68,877	$ 63,960
Resident services revenues from third-party payors	11,681	11,761
Investment income	863	885
Net assets released from restrictions to provide resident services	733	932
Other revenue	911	859
Total operating revenue before amortization of entrance fees	83,065	78,397
Amortization of entrance fees	20,184	15,543
Total operating revenue	103,249	93,940
Operating Expenses		
Salaries, wages and benefits	48,308	46,484
Contracted services	12,186	12,541
Utilities	5,759	5,160
Food	3,562	3,611
Supplies	4,039	3,880
Real estate taxes	1,368	1,375
Insurance	1,506	1,258
Other	3,222	2,932
Total operating expenses before depreciation, amortization and interest	79,950	77,241
Depreciation and amortization	11,032	9,786
Interest, net	4,452	4,431
Total operating expenses	95,434	91,458
Operating income	$ 7,815	$ 2,482

See notes to financial statements

Acts Communities of Maryland, Inc.

Statements of Operations and Changes in Net Assets (continued)
Years Ended December 31, 2025 and 2024
(In Thousands)

	2025	2024
Changes in Net Assets Without Donor Restrictions		
Operating income	$ 7,815	$ 2,482
Net unrealized gain on investments	1,143	782
Other valuation adjustment	(899)	(1,389)
Net gain on nonoperating events	86	-
Net operating income	8,145	1,875
Net assets released from restrictions to acquire property and equipment	297	850
Change in net assets without donor restrictions	8,442	2,725
Changes in Net Assets With Donor Restrictions		
Contributions	354	603
Interest and dividend income	497	409
Net unrealized gain on investments	315	211
Change in split interest agreements	-	(18)
Net assets released from restrictions to:		
Provide resident services	(733)	(932)
Acquire property and equipment	(297)	(850)
Change in net assets with donor restrictions	136	(577)
Change in net assets	8,578	2,148
Net Assets, Beginning	28,249	26,101
Net Assets, Ending	$ 36,827	$ 28,249

See notes to financial statements

Acts Communities of Maryland, Inc.

Statements of Cash Flows
Years Ended December 31, 2025 and 2024
(In Thousands)

	2025	2024
Cash Flows From Operating Activities		
Change in net assets	$ 8,578	$ 2,148
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	11,032	9,786
Amortization of entrance fees	(20,184)	(15,543)
Other valuation adjustment	899	1,389
Amortization of bond premium	(888)	(859)
Amortization of deferred financing costs	50	50
Entrance fees and deposits from nonrefundable resale contracts	32,805	36,651
Refunds of nonrefundable entrance fees and deposits from resale contracts	(2,213)	(1,982)
Administrative fee included in gross entrance fees	(1,612)	(1,824)
Increase in deferred costs	(450)	(397)
Net realized and unrealized gain on investments	(1,619)	(1,194)
Net change in due to affiliated organizations	3,132	(887)
Changes in assets and liabilities:		
Decrease in accounts receivable and other receivables	1,088	-
Increase in prepaid expenses, inventory and deposits	(20)	(88)
Decrease in resident monthly fees paid in advance	(324)	(675)
Increase (decrease) in accounts payable and accrued expenses	8	(1,211)
Net cash provided by operating activities	30,282	25,364
Cash Flows From Investing Activities		
Purchase of property and equipment	(14,218)	(16,053)
Decrease (increase) in investments	2,234	(1,406)
Net cash used in investing activities	(11,984)	(17,459)
Cash Flows From Financing Activities		
Refunds of refundable entrance fees	(11,143)	(12,121)
Payment of accounts payable, construction	(2,205)	(3,641)
Change in charitable gift annuity obligations	15	50
Payments on charitable gift annuity obligations	(18)	(23)
Payments on long-term indebtedness	(3,140)	(3,030)
Net cash used in financing activities	(16,491)	(18,765)
Net increase (decrease) in cash, cash equivalents and restricted cash and cash equivalents	1,807	(10,860)
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Beginning	6,371	17,231
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Ending	$ 8,178	$ 6,371
Supplemental Disclosure of Cash Flow Information		
Interest paid, net of amounts capitalized	$ 5,301	$ 5,250
Supplemental Disclosure of Noncash Investing and Financing Activities		
Obligations incurred for the acquisition of property and equipment	$ 3,276	$ 2,205

See notes to financial statements

1. Nature of Operations and Organizational Matters

Acts Communities of Maryland, Inc. (the Company) is a not-for-profit Maryland corporation, of which ACTS Retirement-Life Communities, Inc. (ACTS), a Pennsylvania not-for-profit corporation (through its wholly owned subsidiary ACTS Acquisition and Development Company, LLC), is the sole member. The Company provides residential, assisted living and skilled care services to senior adults in its four continuing care retirement communities (CCRCs), located in Maryland.

ACTS Management Services, Inc. (AMS) is a not-for-profit Pennsylvania corporation providing management, marketing and development services to senior living providers. AMS is the sole member of ACTS Retirement-Life Communities Management, LLC (ARLCM), a Pennsylvania limited liability company. AMS and ARLCM provide management, marketing and development services to the Company.

ACTS Retirement Services, Inc. is the sole member of ACTS and AMS.

2. Summary of Significant Accounting Policies

Cash, Cash Equivalents and Restricted Cash and Cash Equivalents

For purposes of the statements of cash flows, cash, cash equivalents and restricted cash and cash equivalents include working capital accounts invested in highly liquid instruments purchased with an original maturity of three months or less. The restricted cash and cash equivalents included in investments were comprised of debt related reserves. The following table provides a reconciliation of cash, cash equivalents and restricted cash and cash equivalents reported within the balance sheets that sum to the total of the same such amounts reported in the statements of cash flows.

	2025	2024
	(In Thousands)	
Cash and cash equivalents	$ 7,375	$ 5,569
Restricted cash and cash equivalents included in investments	803	802
Total cash, cash equivalents and restricted cash and cash equivalents	$ 8,178	$ 6,371

Investments and Investment Risk

Investments with readily determinable fair values are measured at fair value in the balance sheets. Investment income (including realized and unrealized gains and losses on investments, interest and dividends) is included in net operating income in the statements of operations and changes in net assets unless the income is restricted by donor or law. Interest income is measured as earned on the accrual basis. Dividends are measured based on the ex-dividend date. Purchases and sales of securities and realized gains and losses are recorded on a trade-date basis.

The Company's investments are comprised of a variety of financial instruments. The fair values reported in the balance sheets are subject to various risks including changes in the equity markets, the interest rate environment and general economic conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the amounts reported in the balance sheets could materially change in the near term.

Investments include assets without restrictions and assets with restrictions. Assets without restrictions represent assets that are available for the general use and purposes of the Company and assets that are used to meet statutory reserve requirements. Assets with restrictions include amounts held in trust to meet debt related requirements and amounts restricted by donors for specific purposes or time periods.

Accounts Receivable and Entrance Fee Receivables

The Company assesses collectability on all resident accounts prior to providing services. An allowance for expected credit losses is recognized to reduce accounts receivable to its net realizable value for impairment of revenues for changes in resident credit worthiness. The allowance is estimated by management based on factors such as aging of the accounts receivable and anticipated collection of the consideration. Accounts are written off through credit loss expense when the Company has exhausted all collection efforts and accounts are deemed impaired.

Entrance fee receivables are evaluated for collectability prior to residents being admitted to the communities based on the resident's credit worthiness. The terms and conditions of each entrance fee receivable are determined when a resident agreement is executed.

Accounts receivable, entrance fee receivables and other receivables, net were $4,434,000 as of December 31, 2023.

Property and Equipment

Property and equipment are stated at cost. Donated assets are recorded at their fair value at the date of donation. Depreciation is computed using the straight-line method based on the following estimated useful lives:

Land improvements	10 to 25 years
Building and improvements	8 to 55 years
Furniture, fixtures and equipment	3 to 10 years

When assets are sold or retired, the asset values and related accumulated depreciation are eliminated from the accounts and any gain or loss is included in the statements of operations and changes in net assets. The cost of maintenance and repairs is charged to expense as incurred. Significant renewals and betterments are capitalized.

Gifts of long-lived assets such as land, buildings or equipment are reported as other revenue, unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted contributions. Expirations of donor restrictions are reported when the donated or acquired long-lived assets are placed in service.

Depreciation expense was $10,780,000 in 2025 and $9,572,000 in 2024.

Interest is capitalized for assets that require a period of time to be constructed or to prepare them for their intended use. No interest was capitalized in 2025. The amount of interest capitalized was $160,000 in 2024.

Goodwill

In connection with the recording of the assets and liabilities of Heron Point of Chestertown, Inc. (HP) in 2010 and the Company in 2019, the fair value of the assets was less than the fair value of the liabilities. As a result, goodwill of $104,538,000 was recorded in connection with these transactions and allocated to each reporting unit. HP merged into the Company in 2022. As a result of this change in reporting structure, the goodwill previously assigned to HP's separate reporting unit of $22,551,000 was assigned to the Company.

Goodwill is not amortized; instead, the Company evaluates goodwill for impairment on an annual basis or more frequently if indicators of impairment exist. In 2025 and 2024, the Company assessed qualitative factors (events and circumstances) to determine whether it was more likely than not (that is, a likelihood of more than 50%) that the fair value of the Company was less than its carrying amount, including goodwill. Based on the assessment of qualitative factors, the Company concluded that it was more likely than not that the fair value of the Company exceeded its carrying amount, including goodwill. Therefore, additional testing to identify potential impairment was unnecessary. As such, no impairment losses were recorded in 2025 and 2024.

Deferred Costs

Deferred costs include incremental costs of obtaining resident agreements that would not have been incurred if the resident agreements were not obtained and are recorded at cost. Deferred costs are amortized over the estimated life expectancy of the residents using the straight-line method, which approximates the period of time that services are expected to be transferred to residents. Amortization of deferred costs was $252,000 in 2025 and $214,000 in 2024.

Deferred Financing Costs

Deferred financing costs are amortized straight-line over the terms of the related debt, which approximates using the effective interest method and are classified net with the related debt. Amortization expense, which is included as a component of interest expense, was $50,000 in 2025 and 2024.

Resident Monthly Fees Paid in Advance

The Company offers a discount to residents who pay the next year's monthly fees in advance and recognizes the fees as revenue when earned.

Entrance Fees

Under a continuing care contract (resident agreement) for a residential living unit, the Company receives entrance fee payments in advance. The Company offers both nonrefundable and refundable resident agreements. Under the nonrefundable resident agreements, residents who terminate their contracts will generally be entitled to a refund of the entrance fee less 2% of the entrance fee per month of residency. Under the refundable resident agreements, the entrance fee is reduced to no less than the guaranteed refund, as specified in the resident agreement, and refunds to residents are generally paid by the Company after a new resident occupies the residential living unit vacated by the former resident.

The nonrefundable portion of entrance fees is amortized to revenue over the actuarially computed life expectancy of the residents using the straight-line method, which approximates the period of time that services under the resident agreements are expected to be transferred to residents and the Company's performance obligation to the residents is satisfied, and is classified as deferred revenue from entrance fees on the balance sheets. Amortization of nonrefundable entrance fees was $20,184,000 in 2025 and $15,543,000 in 2024. The Company updates its life expectancies approximately every five years. As a result, amortization of entrance fees increased by approximately $1,812,000 in 2025.

The guaranteed refundable portion of entrance fees is classified as refundable portion of entrance fees on the balance sheets and is not amortized to revenue.

Under the Type A life-care contract, residential living residents are entitled to assisted living or skilled care services, as needed, with no increases in the current monthly service fees as a result of transferring to a higher level of care. Under the Type B residential contracts, residents receive 60 days of assisted living or skilled care services at the residential living rate. Type C contracts are considered fee-for-service contracts whereby residents pay the daily rate in assisted living or skilled care. As of December 31, 2025, approximately 74% of the Company’s residents were under Type A life- care contracts, 9% were under Type B residential contracts, and 17% were under Type C residential contracts.

The gross contractual refund obligations under existing resident agreements were approximately $100,812,000 and $104,329,000 at December 31, 2025 and 2024, respectively.

Obligation to Provide Future Services

The Company engages an independent actuary once every three years to calculate the present value of the net cost of future services and the use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees. Based upon the last calculation performed (as of December 31, 2023), the present value of the net cost of future services and the use of facilities, based on a discount rate of 5%, did not exceed the balance of deferred revenue from entrance fees. Based upon this calculation, and the analysis of management, no liability for the obligation to provide future services has been recorded at December 31, 2025 and 2024.

Charitable Gift Annuity Obligations

The Company entered into arrangements with certain donors whereby the donor contributes assets to the Company and, in return, is entitled to receive a series of annuity payments. Under the terms of the arrangements, the estimated liability is to be held in a segregated fund or account until the death of the donor. Upon receipt, the contribution is recorded as a restricted asset, and the present value of the future annuity payments is recorded as a liability. The difference between the asset and the liability is reported as a contribution with donor restriction or directly to other revenue on the statements of operations and changes in net assets if the gift is designated for a purpose without donor restriction.

Net Assets

Net assets, revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets available for use in general operations and not subject to donor restrictions. All revenue not restricted by donors is accounted for in net assets without donor restriction.

Net Assets With Donor Restrictions - Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in net assets with donor restrictions. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions.

Resident Services Revenues

Resident services revenues are reported at the amount that reflects the consideration the Company expects to receive in exchange for the services provided. These amounts are due from residents or third-party payors and include variable consideration for retroactive adjustments, if any, under reimbursement programs. Performance obligations are determined based on the nature of the services provided. Resident services revenues are recognized as performance obligations are satisfied.

Payment terms and conditions for the Company's resident agreements vary by contract type and payor source, although terms generally include payment to be made within 30 days. Resident services revenues for recurring and routine monthly services due from private pay residents are generally billed monthly in advance. Resident services revenues for ancillary services due from private pay residents are generally billed monthly in arrears. Resident services revenues due from Medicare, Medicaid and other third-party payor programs are billed monthly in arrears.

Resident services revenues are primarily comprised of skilled care, assisted living and residential living revenue streams, which are primarily derived from providing nursing, assisted living and housing services to residents at a stated daily or monthly fee, net of any explicit or implicit price concessions. The Company has determined that the services included in the stated daily or monthly fee for each level of care represents a series of distinct services that have the same timing and pattern of transfer. Therefore, the Company considers the services provided to residents in each level of care to be one performance obligation which is satisfied over time as services are provided. As such, skilled care, assisted living and residential living revenues are recognized on a daily or month-to-month basis as services are rendered.

The Company receives revenue for services under third-party payor programs, including Medicare, Medicaid and other third-party payors. Settlements with third-party payors for retroactive adjustments due to audits, reviews or investigations are included in the determination of the estimated transaction price for providing services. The Company estimates the transaction price based on the terms of the contract, correspondence with the third-party payor and historical payment trends and retroactive adjustments are recognized in future periods as final settlements are determined.

Contract Balances

Contract assets represent the Company's right to consideration in exchange for goods or services that the Company has transferred to a resident when that right is conditioned on something other than the passage of time (for example, the Company's future performance). The Company had no contract assets as of December 31, 2025, 2024 and 2023. Contract liabilities represent the Company's obligation to transfer goods or services to a resident for which the Company has received consideration (or the amount is due) from the resident. The Company's beginning and ending contract liabilities are separately presented on the balance sheets as of December 31, 2025 and 2024 as deferred revenues from entrance fees. Deferred revenues from entrance fees were $105,720,000 as of December 31, 2023.

Income Taxes

The Company is a not-for-profit corporation exempt from federal income taxes on exempt income under Section 501(a) of the Internal Revenue Code and other income taxes under similar statutes. Accordingly, no provision for income taxes has been recorded in the financial statements.

Measure of Operations and Performance Indicator

The statements of operations and changes in net assets include the determination of operating income and net operating income (the performance indicator). Operating income includes only those operating revenues and expenses that are an integral part of the Company's program activities and net assets released from donor restrictions to provide resident services. Net operating income includes all operating activities, as well as changes in unrealized gains and losses on investments, other valuation adjustment and net gain on nonoperating events.

Changes in net assets without donor restrictions which are excluded from the determination of the performance indicator, consistent with industry practice, include contributions of long-lived assets (including assets acquired using contributions which by donor restriction were to be used for the purposes of acquiring such assets, if any).

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events

The Company evaluated subsequent events for recognition or disclosure through April 29, 2026, the date the financial statements were issued.

3. Liquidity and Availability of Resources

As of December 31, the Company has financial assets available for general expenditures within one year of the date of the balance sheets, consisting of the following:

	2025	2024
	(In Thousands)	
Cash and cash equivalents	$ 7,375	$ 5,569
Accounts receivable, entrance fee receivables and other receivables, net	2,919	4,947
Investments without donor restrictions	14,844	15,620
Total	$ 25,138	$ 26,136

The Company has other assets restricted as to use: state reserves, donor-restricted funds and debt related reserves. These amounts have been excluded from the amounts above.

As part of the Company's liquidity management, cash in excess of daily requirements is invested in short-term investments and money market funds. The Company may designate a portion of any operating surplus to a general reserve. This fund may be drawn upon to meet unexpected liquidity needs.

Donor-restricted funds of $6,527,000 and $6,394,000 at December 31, 2025 and 2024, respectively, can be made available based on the passage of time or other events specified by the donors.

Additionally, the Company maintains a $10,000,000 available line of credit, as discussed in more detail in Note 7.

4. Investments, Fair Value Measurements and Financial Instruments

Investments

The classification of the Company's investments as of December 31 is set forth in the following table:

	2025	2024
	(In Thousands)	
Investments without donor restrictions	$ 14,844	$ 15,620
State unemployment escrows	499	471
Donor-restricted funds	13,277	13,144
Debt related reserves	803	802
Total	$ 29,423	$ 30,037

Investment return is as follows:

	2025	2024
	(In Thousands)	
Without donor restrictions:		
Interest and dividend income	$ 702	$ 684
Net realized gain on investments	161	201
Total investment income	863	885
Net unrealized gain on investments	1,143	782
With donor restrictions:		
Interest and dividend income	497	409
Net unrealized gain on investments	315	211
Total investment return	$ 2,818	$ 2,287

Fair Value Measurements

The Company measures its investments at fair value on a recurring basis in accordance with accounting principles generally accepted in the United States of America.

Fair value is defined as the price that would be received to sell an asset or the price that would be paid to transfer a liability in an orderly transaction between market participants at the measurement date. The framework that the authoritative guidance establishes for measuring fair value includes a hierarchy used to classify the inputs used in measuring fair value. The hierarchy prioritizes the inputs used in determining valuations into three levels. The level in the fair value hierarchy within which the fair value measurement falls is determined based on the lowest level input that is significant to the fair value measurement. The levels of the fair value hierarchy are as follows:

Level 1 - Fair value is based on unadjusted quoted prices in active markets that are accessible to the Company for identical assets or liabilities. These generally provide the most reliable evidence and are used to measure fair value whenever available.

Level 2 - Fair value is based on significant inputs, other than Level 1 inputs, that are observable either directly or indirectly for substantially the full term of the asset or liability through corroboration with observable market data. Level 2 inputs include quoted market prices in active markets for similar assets or liabilities, quoted market prices in markets that are not active for identical or similar assets or liabilities and other observable inputs.

Level 3 - Fair value would be based on significant unobservable inputs. Examples of valuation methodologies that would result in Level 3 classification include option pricing models, discounted cash flows and other similar techniques.

The fair value of the Company's investments were measured using the following inputs at December 31:

	2025			
	Total	Quoted Prices in Active Markets (Level 1)	Other Observable Inputs (Level 2)	Unobservable Inputs (Level 3)
	(In Thousands)			
Instruments measured and reported at fair value:				
Investments:				
Mutual and exchange traded funds, fixed income	$ 10,629	$ 10,629	$ -	$ -
Equities	7,239	7,239	-	-
U.S. government securities	4,897	-	4,897	-
Corporate debt securities	2,689	-	2,689	-
Money market funds	2,446	2,446	-	-
Municipal bonds	622	-	622	-
Time deposits	499	499	-	-
Mutual and exchange traded funds, equity	402	402	-	-
Total	$ 29,423	$ 21,215	$ 8,208	$ -

	2024			
	Total	Quoted Prices in Active Markets (Level 1)	Other Observable Inputs (Level 2)	Unobservable Inputs (Level 3)
	(In Thousands)			
Instruments measured and reported at fair value:				
Investments:				
Mutual and exchange traded funds, fixed income	$ 9,775	$ 9,775	$ -	$ -
Equities	7,204	7,204	-	-
U.S. government securities	4,843	-	4,843	-
Corporate debt securities	2,722	-	2,722	-
Money market funds	4,409	4,409	-	-
Municipal bonds	160	-	160	-
Time deposits	471	471	-	-
Mutual and exchange traded funds, equity	404	404	-	-
Other	49	-	49	-
Total	$ 30,037	$ 22,263	$ 7,774	$ -

Financial Instruments

Money market funds, mutual and exchange traded funds, equities and time deposits are valued based on quoted market prices in active markets, which are considered Level 1 inputs. U.S. government securities, corporate debt securities, municipal bonds and other investments are generally valued using quoted market prices of similar securities, which are considered Level 2 inputs.

5. Accounts Receivable, Entrance Fee Receivables and Other Receivables

Accounts receivable, entrance fee receivables and other receivables are comprised of the following at December 31:

	2025	2024
	(In Thousands)	
Resident monthly fees	$ 1,112	$ 900
Resident entrance fees	377	1,317
Third-party accounts	1,549	3,206
Other	234	139
Total receivables	3,272	5,562
Allowance for credit losses	(353)	(615)
Accounts receivable, entrance fee receivables and other receivables, net	$ 2,919	$ 4,947

6. Property and Equipment

Property and equipment is comprised of the following at December 31:

	2025	2024
	(In Thousands)	
Land and improvements	$ 32,340	$ 32,353
Building and improvements	227,584	217,134
Furniture, fixtures and equipment	23,106	21,371
Construction in progress	7,748	4,558
Total property and equipment	290,778	275,416
Accumulated depreciation	(68,120)	(59,472)
Property and equipment, net	$ 222,658	$ 215,944

7. Short-Term Indebtedness

The Company has a $10,000,000 unsecured revolving line of credit with ACTS. The annual interest rate is based on the ACTS cost of capital (5.1% at December 31, 2025). There were no outstanding borrowings at December 31, 2025 and 2024.

8. Long-Term Indebtedness

The Company's long-term indebtedness has been issued under a Master Trust Indenture, dated February 1, 2020, as supplemented which includes a lien on the underlying property and assignment of pledged revenues, as defined. The Company is also required to meet certain financial covenants.

The Company's long-term indebtedness consists of the following at December 31:

	2025	2024
	(In Thousands)	
The Town of Chestertown Economic Development Refunding Revenue Bond Series 2018B. The interest rate is 3.7% and principal matures in varying amounts through 2038.	$ 18,325	$ 19,400
Maryland Health and Higher Educational Facilities Authority Revenue Bonds Integrace Issue Series 2020A. The interest rate is 5% and principal matures in varying amounts from 2028 through 2049.	87,110	87,110
Maryland Health and Higher Educational Facilities Authority Taxable Revenue Bonds Integrace Issue Series 2020B. The interest rate is 3.3% and principal matures in varying amounts through 2027.	4,330	6,395
Total	109,765	112,905
Bond premiums, net	16,951	17,839
Unamortized deferred financing costs	(728)	(778)
Total long-term indebtedness	$ 125,988	$ 129,966

Scheduled principal repayments on long-term indebtedness are as follows (in thousands):

Years ending December 31:	
2026	$ 3,245
2027	3,360
2028	3,460
2029	3,625
2030	3,790
2031-2035	21,725
2036-2040	23,520
2041-2045	23,575
2046-2049	23,465
Total	$ 109,765

9. Net Assets

Net assets with donor restrictions are available for the following purposes at December 31:

	2025	2024
	(In Thousands)	
Financial assistance to residents	$ 1,601	$ 1,707
Purchase of property and equipment	1,141	1,438
Other	3,669	3,130
Restricted in perpetuity	6,750	6,750
Total net assets with donor restrictions	$ 13,161	$ 13,025

The income distributions from net assets held in perpetuity are available to fund financial assistance to residents and other donor restricted purposes.

Net assets were released from restrictions by incurring expenses satisfying the restricted purpose, or by occurrence of other events specified by donors.

10. Endowments

The Company's endowments consist of funds established for various donor-restricted purposes. Its endowments include donor restricted endowment funds only. Net assets associated with endowment funds are classified and reported based on the existence or absence of donor imposed restrictions.

Interpretation of Relevant Law

The Company has interpreted the relevant Maryland law as requiring the preservation of the fair value of the original gift as of the gift date of the donor restricted endowment funds to be held in perpetuity absent explicit donor stipulations to the contrary. As a result of this interpretation, the Company classifies as net assets with donor restriction to be held in perpetuity (a) the original value of gifts donated to be held in perpetuity, (b) the original value of subsequent gifts to the endowment to be held in perpetuity and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor restricted endowment funds that is not classified to be held in perpetuity is classified as endowment earnings with donor restrictions until those amounts are appropriated for expenditure by the Company in a manner consistent with the standard of prudence prescribed by the relevant Maryland law.

Unless specifically defined, the Company considers the following factors when a donor restricted endowment fund is required by donor stipulation to accumulate or appropriate endowment funds:

(1) The duration and preservation of the fund

(2) The purposes of the Company and the donor restricted endowment fund

(3) General economic conditions

(4) The possible effect of inflation and deflation

(5) The expected total return from income and appreciation of investments

(6) Other resources of the Company

(7) The investment policies of the Company

Changes in endowment net assets consist of the following for 2025:

	Endowment Earnings	Endowments to be Held in Perpetuity	Total
		(In Thousands)	
Endowment net assets, beginning of year	$ 2,265	$ 6,750	$ 9,015
Investment return, net	786	-	786
Appropriation of endowment assets for expenditure	(259)	-	(259)
Endowment net assets, end of year	$ 2,792	$ 6,750	$ 9,542

Changes in endowment net assets consist of the following for 2024:

	Endowment Earnings	Endowments to be Held in Perpetuity	Total
		(In Thousands)	
Endowment net assets, beginning of year	$ 1,955	$ 6,749	$ 8,704
Investment return, net	600	-	600
Contributions	-	1	1
Appropriation of endowment assets for expenditure	(290)	-	(290)
Endowment net assets, end of year	$ 2,265	$ 6,750	$ 9,015

Funds With Deficiencies

The fair value of assets associated with individual donor restricted endowment funds may fall below the level that the donor or the relevant state law requires the Company to retain as a fund of perpetual duration. These deficiencies are reported as net assets without donor restrictions. There were no deficiencies reported at December 31, 2025 and 2024.

Return Objectives and Risk Parameters

The Company has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowments. Endowment assets include those assets of donor restricted funds that the Company must hold in perpetuity. Endowment assets are invested in a manner that is intended to produce results that are measured against the price and yield results of the BofA Merrill Lynch three-month U.S. Treasury Bill Index (cash and cash equivalents), Bloomberg Barclays U.S. Aggregate Bond Index (fixed income securities) and the Standards and Poor's 500 Stock Index (equity securities) while assuming a moderate level of investment risk.

Strategies Employed for Achieving Objectives

The Company relies on a long-term growth strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Company targets a diversified asset allocation to achieve its long-term return objectives within prudent risk constraints.

Endowment Spending Policy

The Company has a policy of appropriating net assets with donor restrictions for distribution as deemed prudent. The amount needed to fund the distributions will first be taken from the accumulated excess earnings from prior years, then from the accumulated net capital gains of endowment funds.

11. Resident Services Revenues

The Company disaggregates revenue from contracts with residents by type of service and payor source as this depicts the nature, amount, timing and uncertainty of its revenue and cash flows as affected by economic factors. Resident services revenues consist of the following for 2025 and 2024:

	2025			
	Residential Living	Assisted Living	Skilled Care	Total
	(In Thousands)			
Private pay	$ 46,451	$ 14,170	$ 8,256	$ 68,877
Medicare and other	448	2	7,125	7,575
Medicaid	-	-	4,106	4,106
Total resident services revenues	$ 46,899	$ 14,172	$ 19,487	$ 80,558
Amortization of entrance fees				$ 20,184

	2024			
	Residential Living	Assisted Living	Skilled Care	Total
	(In Thousands)			
Private pay	$ 42,938	$ 13,114	$ 7,908	$ 63,960
Medicare and other	425	-	7,328	7,753
Medicaid	-	-	4,008	4,008
Total resident services revenues	$ 43,363	$ 13,114	$ 19,244	$ 75,721
Amortization of entrance fees				$ 15,543

12. Retirement Plan

The Company participates in a 401(k) Plan (the ACTS 401(k) Plan) covering substantially all full-time employees. The ACTS 401(k) Plan allows for qualified employees to voluntarily contribute up to the Internal Revenue Service maximum. In accordance with the terms of the ACTS 401(k) Plan, the Company matches up to 100% of the first 3% of the employee's contribution, plus an additional 50% of the next 2% of the employee's contribution. Plan expense was $766,000 in 2025 and $782,000 in 2024.

13. Concentrations of Credit Risk

The Company grants credit without collateral to its residents, some of whom are insured under third-party payor arrangements, related to providing residential and healthcare related services.

The Company maintains cash accounts, which, at times, may exceed federally insured limits. The Company has not experienced any losses resulting from this, and management believes it is not subject to any significant credit risk related to cash accounts.

14. Commitments and Contingencies

Senior Living Services Industry

The senior living services industry is subject to numerous laws, regulations and administrative directives of federal, state and local governments and agencies. Compliance is subject to future government review and interpretation as well as regulatory actions unknown or unasserted at this time. Government activity continues to increase with respect to investigations and allegations concerning possible violations by healthcare providers of fraud and abuse statutes and regulations, which could result in the imposition of significant fines and penalties as well as significant repayments for resident services previously billed. Management is not aware of any material incidents of noncompliance.

Construction Agreements

The Company entered into construction agreements for certain development and renovation activities at various communities. Commitments were approximately $1,268,000 as of December 31, 2025.

Statutory Requirement

Under State of Maryland statutes through the Maryland Department of Aging, the Company must maintain operating reserve requirements that are equal to 25% of total operating expenses, exclusive of depreciation and amortization, for the most recent fiscal year. The combined statutory minimum liquid reserve requirement at December 31, 2025 and 2024 was $21,088,000 and $20,406,000, respectively. At December 31, 2025 and 2024, the total combined cash and cash equivalents and investments without donor restrictions were $22,219,000 and $21,189,000, respectively.

Litigation

The Company operates in an industry where various suits and claims arise in the normal course of business. The Company maintains general and professional liability coverage on a claims-made basis through a commercial insurance carrier. Management is not currently aware of any claims that have been or will be asserted that will, after consideration of applicable insurance coverages, have a material adverse effect on the financial statements.

15. Related-Party Transactions

The Company entered into a Management, Marketing and Development Agreement (the Agreement) with ARLCM and AMS (collectively, Manager) which is automatically renewable for one year on each anniversary date. Management fees are equal to 4% of gross revenues, plus any out-of-pocket expenses. Marketing fees are equal to 4% of gross entrance fee proceeds, plus any out-of-pocket expenses. Development fees are equal to 4% of project costs for qualified capital projects. In addition, certain key employees of the Company are employees of Manager; the Company reimburses Manager for the related salary and benefit costs. Total fees incurred under the Agreement were $7,535,000 in 2025 and $7,329,000 in 2024. Amounts payable in connection with the Agreement are included in the balance sheets as due to affiliated organizations and were $12,692,000 and $12,008,000 at December 31, 2025 and 2024, respectively. These balances are intended to be settled currently in the normal course of business.

At December 31, 2025 and 2024, the Company also had net balances due to ACTS and affiliates of $8,057,000 and $5,609,000, respectively. These amounts are included in the balance sheets as due to affiliated organizations and are intended to be settled currently in the normal course of business.

The Company participates with ARLCM in self-insured workers compensation and health insurance programs. In accordance with the terms of the Agreement, the Company pays ARLCM a fixed premium for its participation in these programs, which is adjusted from time to time. Premiums paid in connection with these programs were $4,277,000 in 2025 and $3,914,000 in 2024.

16. Functional Expenses

The Company provides housing, healthcare and other related services to residents within its geographic locations. The financial statements report certain expense categories that are attributable to more than one program service or support function. Therefore, these expenses require an allocation on a reasonable basis that is consistently applied. Costs not directly attributable to a function, including depreciation and amortization and other occupancy costs, are allocated to a function based on a usage of space.

Expenses relating to providing these services are approximately as follows for 2025 and 2024:

	2025		
	Program Services	General and Administrative	Total
		(In Thousands)	
Salaries, wages and benefits	$ 45,766	$ 2,542	$ 48,308
Contracted services	4,135	8,051	12,186
Utilities	5,759	-	5,759
Food	3,460	102	3,562
Supplies	2,910	1,129	4,039
Real estate taxes	1,368	-	1,368
Insurance	1,506	-	1,506
Other	1,666	1,556	3,222
Depreciation and amortization	10,780	252	11,032
Interest	4,452	-	4,452
Total	$ 81,802	$ 13,632	$ 95,434

	2024		
	Program Services	General and Administrative	Total
		(In Thousands)	
Salaries, wages and benefits	$ 44,590	$ 1,894	$ 46,484
Contracted services	4,755	7,786	12,541
Utilities	5,160	-	5,160
Food	3,532	79	3,611
Supplies	2,924	956	3,880
Real estate taxes	1,375	-	1,375
Insurance	1,255	3	1,258
Other	1,499	1,433	2,932
Depreciation and amortization	9,572	214	9,786
Interest, net	4,431	-	4,431
Total	$ 79,093	$ 12,365	$ 91,458

Acts Communities of Maryland, Inc.

Combining Balance Sheet Schedule
December 31, 2025
(In Thousands)

	Fairhaven **	Buckingham's Choice **	Bayleigh Chase **	Heron Point **	Other *	Total
Assets						
Cash and cash equivalents	$ 2	$ 2	$ 2	$ 2	$ 7,367	$ 7,375
Investments	10,229	6,522	4,714	5,534	2,424	29,423
Accounts receivable, entrance fee receivables and other receivables, net	1,043	385	1,170	255	66	2,919
Prepaid expenses, inventory and deposits	201	269	143	261	499	1,373
Property and equipment, net	82,320	48,577	38,914	42,400	10,447	222,658
Goodwill	3,615	26,874	39,764	22,551	11,734	104,538
Deferred costs, net	753	533	389	445	-	2,120
Corporate advances and transfers	-	-	-	5,234	(5,234)	-
Total assets	$ 98,163	$ 83,162	$ 85,096	$ 76,682	$ 27,303	$ 370,406
Liabilities and Net Assets (Deficit)						
Liabilities						
Accounts payable and accrued expenses	$ 866	$ 898	$ 1,056	$ 173	$ 8,303	$ 11,296
Resident monthly fees paid in advance	675	1,704	540	-	-	2,919
Long-term indebtedness	-	-	-	18,136	107,852	125,988
Charitable gift annuity obligations	29	-	35	52	-	116
Entrance fee deposits	144	340	605	405	-	1,494
Refundable portion of entrance fees	14,566	21,857	1,244	516	-	38,183
Deferred revenue from entrance fees	41,048	39,262	16,432	36,092	-	132,834
Due to affiliated organizations	-	-	-	-	20,749	20,749
Corporate advances and transfers	27,668	4,104	77,232	-	(109,004)	-
Total liabilities	84,996	68,165	97,144	55,374	27,900	333,579
Net Assets (Deficit)						
Without donor restrictions	5,785	12,295	(12,124)	20,127	(2,417)	23,666
With donor restrictions	7,382	2,702	76	1,181	1,820	13,161
Total net assets (deficit)	13,167	14,997	(12,048)	21,308	(597)	36,827
Total liabilities and net assets (deficit)	$ 98,163	$ 83,162	$ 85,096	$ 76,682	$ 27,303	$ 370,406

* Includes Corporate division of Acts Communities of Maryland, Inc.

** Continuing care retirement community operates as a division of Acts Communities of Maryland, Inc.

Acts Communities of Maryland, Inc.

Combining Statement of Operations and Changes in Net Assets (Deficit) Schedule
Year Ended December 31, 2025
(In Thousands)

	Fairhaven **	Buckingham's Choice **	Bayleigh Chase **	Heron Point **	Other *	Total
Operating Revenue						
Resident services revenues, net of amortization of entrance fees	$ 19,954	$ 19,034	$ 14,880	$ 15,009	$ -	$ 68,877
Resident services revenues from third-party payors	3,078	1,717	6,023	863	-	11,681
Investment income	188	208	251	216	-	863
Net assets released from restrictions to provide resident services	331	240	33	92	37	733
Other revenue	362	135	107	307	-	911
Total operating revenue before amortization of entrance fees	23,913	21,334	21,294	16,487	37	83,065
Amortization of entrance fees	6,470	5,662	3,288	4,764	-	20,184
Total operating revenue	30,383	26,996	24,582	21,251	37	103,249
Operating Expenses						
Salaries, wages and benefits	12,703	11,509	15,252	8,844	-	48,308
Contracted services	3,796	2,781	2,657	2,952	-	12,186
Utilities	2,249	1,445	951	1,114	-	5,759
Food	1,016	818	960	768	-	3,562
Supplies	1,109	937	1,249	744	-	4,039
Real estate taxes	311	450	165	442	-	1,368
Insurance	680	290	192	344	-	1,506
Other	781	735	1,122	584	-	3,222
Total operating expenses before depreciation, amortization and interest	22,645	18,965	22,548	15,792	-	79,950
Depreciation and amortization	4,159	2,189	1,956	2,728	-	11,032
Interest	1,156	746	1,828	722	-	4,452
Total operating expenses	27,960	21,900	26,332	19,242	-	95,434
Operating income (loss)	$ 2,423	$ 5,096	$ (1,750)	$ 2,009	$ 37	$ 7,815

* Includes Corporate division of Acts Communities of Maryland, Inc.

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Acts Communities of Maryland, Inc.

Combining Statement of Operations and Changes in Net Assets (Deficit) Schedule (Continued)
Year Ended December 31, 2025
(In Thousands)

	Fairhaven **	Buckingham's Choice **	Bayleigh Chase **	Heron Point **	Other *	Total
Changes in Net Assets (Deficit) Without Donor Restrictions						
Operating income (loss)	$ 2,423	$ 5,096	$ (1,750)	$ 2,009	$ 37	$ 7,815
Net unrealized gain on investments	340	283	230	290	-	1,143
Other valuation adjustment	(337)	(547)	(15)	-	-	(899)
Net gain on nonoperating events	-	-	-	-	86	86
Net operating income (loss)	2,426	4,832	(1,535)	2,299	123	8,145
Net assets released from restrictions to acquire property and equipment	57	116	26	10	88	297
Change in net assets (deficit) without donor restrictions	2,483	4,948	(1,509)	2,309	211	8,442
Changes in Net Assets With Donor Restrictions						
Contributions	96	136	34	88	-	354
Interest and dividend income	325	88	8	29	47	497
Net unrealized gain on investments	-	-	-	-	315	315
Change in split interest agreements	1	-	(1)	(3)	3	-
Net assets released from restrictions to:						
Provide resident services	(331)	(240)	(33)	(92)	(37)	(733)
Acquire property and equipment	(57)	(116)	(26)	(10)	(88)	(297)
Change in net assets with donor restrictions	34	(132)	(18)	12	240	136
Change in net assets (deficit)	2,517	4,816	(1,527)	2,321	451	8,578
					-	
Net Assets (Deficit), Beginning	10,650	10,181	(10,521)	18,987	(1,048)	28,249
Net Assets (Deficit), Ending	$ 13,167	$ 14,997	$ (12,048)	$ 21,308	$ (597)	$ 36,827

* Includes Corporate division of Acts Communities of Maryland, Inc.

** Continuing care retirement community operates as a division of Acts Communities of Maryland, Inc.

Acts Communities of Maryland, Inc.

Combining Statement of Cash Flows Schedule
Year Ended December 31, 2025
(In Thousands)

	Fairhaven **	Buckingham's Choice **	Bayleigh Chase **	Heron Point **	Other *	Total
Cash Flows From Operating Activities						
Change in net assets (deficit)	$ 2,517	$ 4,816	$ (1,527)	$ 2,321	$ 451	$ 8,578
Adjustments to reconcile change in net assets (deficit)						
to net cash provided by operating activities:						
Depreciation and amortization	4,159	2,189	1,956	2,728	-	11,032
Amortization of entrance fees	(6,470)	(5,662)	(3,288)	(4,764)	-	(20,184)
Other valuation adjustment	337	547	15	-	-	899
Amortization of bond premium	-	-	-	-	(888)	(888)
Amortization of deferred financing costs	-	-	-	15	35	50
Entrance fees and deposits from nonrefundable resale contracts	11,748	11,676	4,415	4,966	-	32,805
Refunds of nonrefundable entrance fees and deposits from resale contracts	(880)	(910)	(226)	(197)	-	(2,213)
Administrative fee included in gross entrance fees	(605)	(522)	(250)	(235)	-	(1,612)
Increase in deferred costs	(169)	(116)	(70)	(95)	-	(450)
Net realized and unrealized gain on investments	(388)	(322)	(263)	(331)	(315)	(1,619)
Net change in due to affiliated organizations	-	-	-	-	3,132	3,132
Changes in assets and liabilities:						
Decrease (increase) in accounts receivable and other receivables	179	191	577	146	(5)	1,088
Decrease (increase) in prepaid expenses, inventory and deposits	34	(11)	(10)	(12)	(21)	(20)
Decrease in resident monthly fees paid in advance	(53)	(50)	(221)	-	-	(324)
(Decrease) increase in accounts payable and accrued expenses	(1,599)	(1,388)	(345)	(375)	3,715	8
Net cash provided by operating activities	8,810	10,438	763	4,167	6,104	30,282
Cash Flows From Investing Activities						
Purchase of property and equipment	(4,251)	(4,201)	(2,698)	(2,314)	(754)	(14,218)
(Increase) decrease in investments	(734)	(109)	(202)	(158)	3,437	2,234
Net cash (used in) provided by investing activities	(4,985)	(4,310)	(2,900)	(2,472)	2,683	(11,984)

* Includes Corporate division of Acts Communities of Maryland, Inc.

** Continuing care retirement community operates as a division of Acts Communities of Maryland, Inc.

Acts Communities of Maryland, Inc.

Combining Statement of Cash Flows Schedule (Continued)
Year Ended December 31, 2025
(In Thousands)

	Fairhaven **	Buckingham's Choice **	Bayleigh Chase **	Heron Point **	Other *	Total
Cash Flows From Financing Activities						
Refunds of refundable entrance fees	$ (4,013)	$ (6,469)	$ (661)	$ -	$ -	$ (11,143)
Payment of accounts payable, construction	(494)	(518)	(596)	(597)	-	(2,205)
Change in charitable gift annuity obligations	2	-	2	11	-	15
Payments on charitable gift annuity obligations	(3)	-	(3)	(12)	-	(18)
Payments on long-term indebtedness	-	-	-	(1,075)	(2,065)	(3,140)
Net change in corporate advances and transfers	683	859	3,395	(22)	(4,915)	-
Net cash (used in) provided by financing activities	(3,825)	(6,128)	2,137	(1,695)	(6,980)	(16,491)
Net change in cash, cash equivalents and restricted cash and cash equivalents	-	-	-	-	1,807	1,807
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Beginning	2	2	2	2	6,363	6,371
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Ending	$ 2	$ 2	$ 2	$ 2	$ 8,170	$ 8,178
Supplemental Disclosure of Cash Flow Information						
Interest paid	$ -	$ -	$ -	$ 710	$ 4,591	$ 5,301
Supplemental Disclosure of Noncash Investing and Financing Activities						
Obligations incurred for the acquisition of property and equipment	$ 1,048	$ 982	$ 552	$ 694	$ -	$ 3,276
Reconciliation of Cash, Cash Equivalents and Restricted Cash and Cash Equivalents to Combining Balance Sheet Schedule						
Cash and cash equivalents	$ 2	$ 2	$ 2	$ 2	$ 7,367	$ 7,375
Restricted cash and cash equivalents included in investments	-	-	-	-	803	803
Total cash, cash equivalents and restricted cash and cash equivalents	$ 2	$ 2	$ 2	$ 2	$ 8,170	$ 8,178

* Includes Corporate division of Acts Communities of Maryland, Inc.

** Continuing care retirement community operates as a division of Acts Communities of Maryland, Inc.

EXHIBIT D

CASH FLOW FORECAST

ACTS COMMUNITIES OF MARYLAND, INC.

Projected Statement of Cash Flows
For the Three Years Ending December 31, 2028
(In Thousands)

	2026	2027	2028
Cash Flows From Operating Activities			
Increase in net assets	$ 5,774	$ 7,272	$ 9,156
Adjustments to reconcile increase in net assets to net cash provided by operating activities:			
Depreciation and amortization	11,763	12,451	13,070
Amortization of entrance fees	(16,253)	(16,934)	(18,542)
Other valuation adjustment	300	300	300
Amortization of bond premium	(913)	(943)	(974)
Amortization of deferred financing costs	49	49	49
Entrance fees and deposits from nonrefundable resale contracts	36,968	38,368	38,623
Refunds of entrance fees and deposits from nonrefundable resale contracts	(2,371)	(2,137)	(2,058)
Administrative fee included in gross entrance fees	(1,889)	(1,915)	(1,930)
Increase in deferred costs	(449)	(467)	(471)
Net change in due to affiliated organization	(1,000)	(2,000)	(4,000)
Changes in assets and liabilities:			
Increase in accounts receivable	(565)	(127)	(123)
Increase in prepaid expenses, inventory, and deposits	(9)	(49)	(47)
Increase in accounts payable and accrued expenses	1,543	435	402
Net cash provided by operating activities	32,948	34,303	33,455
Cash Flows From Investing Activities			
Purchase of property and equipment	(12,828)	(16,578)	(15,297)
Increase in investments	(1,380)	(3,191)	(3,572)
Net cash used in investing activities	(14,208)	(19,769)	(18,869)
Cash Flows From Financing Activities			
Refunds of refundable entrance fees	(14,614)	(10,759)	(10,362)
Payments on long-term indebtedness	(3,245)	(3,360)	(3,460)
Net cash used in financing activities	(17,859)	(14,119)	(13,822)
Net change in cash, cash equivalents, and restricted cash and cash equivalents	881	415	764
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Beginning	8,178	9,059	9,474
Cash, Cash Equivalents and Restricted Cash and Cash Equivalents, Ending	$ 9,059	$ 9,474	$ 10,238
Reconciliation of Cash and Restricted Cash to Balance Sheet			
Cash and cash equivalents	$ 8,255	$ 8,669	$ 9,432
Cash and cash equivalents included in investments	804	805	806
Total cash, cash equivalents and restricted cash and cash equivalents	$ 9,059	$ 9,474	$ 10,238