



# Resident Disclosure Statement

## Under Pennsylvania Act 82

June 30,  
2024



# Foxdale Village

*A Life Plan Community Guided by Quaker Values*

**Note:** Issuance of a Certificate of Authority by the Pennsylvania Insurance Department does not constitute approval, recommendation or endorsement of Foxdale Village Corporation by the department, nor does it attest to the accuracy or completeness of the information set out in this disclosure statement.



## TABLE OF CONTENTS

---

Information Summary	Page
1. Facility	2
2. Licensed provider	2
3. Admissions	2
4. Facility description	2
5. Minimum age for admission	2
6. Affiliation with religious organization	3
7. Resident population	3
8. Fees for a one-bedroom unit	3
9. Loan Agreements	3
 Responses to Section 7 of PA Act 82	
1. Address	4
2. Board of directors	4
3. Board member information	4
4. Affiliation	5
5. Facility description	5
6. List of services	5
7. Fees	7
8. Applying for Admission to Foxdale Village	12
9. Reserves	13
10. Budgeted Income Statement vs. Actual with the Pro forma income statement	14
 Audited Financial Statement (Attachment I)	
Independent auditor's opinion	1
Financial statements	4
Notes to the financial statements	9

RESIDENT DISCLOSURE STATEMENT  
(Section 151.7 of Regulations)

Information Summary

**(1) Facility**

Foxdale Village Corporation  
500 East Marylyn Avenue  
State College, Pennsylvania 16801-6269

**(2) Licensed Provider**

Foxdale Village Corporation  
500 East Marylyn Avenue  
State College, Pennsylvania 16801-6269

**(3) Contact Person for Admissions**

Lisa Harrington  
500 East Marylyn Avenue  
State College, Pennsylvania 16801-6269  
(814)-238-3322  
(800) 253-4951  
lharrington@foxdalevillage.org

**(4) Description of Physical Property of the Facility**

Foxdale Village is a suburban retirement community occupying 23 acres on the edge of the Borough of State College, Pennsylvania. The Community's residential living facilities consist of 148 single-level, ranch-style cottages and 57 single-level apartments in a three-story building. These units range in size from 635 square feet to 1450 square feet. In addition, there is a community center with full dining and recreational facilities. Adjacent to the Community Center Building is the healthcare wing with 46 nursing care rooms and 55 personal care rooms.

**(5) Minimum Age for Admission**

The minimum age for admission into a residential living unit is sixty-two years of age.

There is no minimum entry age for individuals entering our personal care or skilled nursing facilities.



(6) **Affiliation with Religious Organization**

The concept of Foxdale Village originated among members of the State College Friends Meeting. Although Foxdale Village is an independent corporation with no formal ties to State College Friends Meeting, a majority of the regular members of the Board of Trustees must be members of the Religious Society of Friends. Individuals otherwise qualified will be admitted to Foxdale regardless of race, color, national origin, familial status, ancestry, sex, sexual orientation, gender identity, religion, handicap or disability.

(7) **Resident Population**

As of June 30, 2024, there were 259 residents living in the residential living area, 52 residents living in personal care, and 40 residents living in skilled nursing at Foxdale Village, for a total of 351 residents.

(8) **Sample Fees**

Effective July 1, 2024, our fees for a one-bedroom cottage under a Lifecare agreement, not including meals are:

<u>Unit</u>	<u>Entrance Fees</u>	<u>Monthly Charge</u>
One bedroom cottage (845 sq. ft.)		
Single occupancy	\$228,900	\$3,985
Double occupancy	\$257,600	\$5,568

(9) **Loan Agreements**

The details of Foxdale Village's outstanding loan agreements may be found on pages 19 -21 of the financial statements, which are attached to the back of the disclosure statement.

## **Responses to Section 7 of Pennsylvania Act 82 of June 18, 1984.**

The numbers correspond to the paragraphs of Section 7(a) which list the requirements for this disclosure statement.

### **(1) The Provider**

Foxdale Village Corporation  
500 East Marylyn Avenue  
State College, Pennsylvania 16801-6269

Foxdale Village is a not-for-profit Pennsylvania corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

### **(2) Board of Trustees**

No officer, trustee, nor any other person had any equity or beneficial interest in the Provider.

Lorna Arocena	1219 South Pugh Street, State College, PA 16801
Marsha Bartlett	403 Outer Drive, State College, PA 16801
Glenn Carter	500 E. Marylyn Ave., B-24, State College, PA 16801
Sabrina Chapman	500 E. Marylyn Ave., L-197, State College, PA 16801
Nancy Eaton	500 E. Marylyn Ave., I-135, State College, PA 16801
Eric Ian Farmer	105 Shrineview Avenue, Apartment A, Boalsburg, PA 16827
Grace Hampton	175 Sandy Ridge Road, State College, PA 16801
Lisa Marshall	PO Box 195, Millheim, PA 16854
Ken Martin	105 Irish Hollow Road, Bellefonte, PA 16823
Rob Nicholas	1316 South Pugh Street, State College, PA 16801
Beth Resko	126 Limerock Terrace, State College, PA 16801
Tom Schrack	332 Glengarry Lane, State College, PA 16801
Selden Smith	959 Crabapple Drive, State College, PA 16801
Connie Wheeler	221 Limestone Drive, Bellefonte, PA 16823

### **(3) Further Information Concerning Foxdale Village as the Provider Agency and its Board of Trustees:**

**(A)** Business experience of the provider and Board members in the operation of facilities similar to Foxdale:

The Board of Trustees consists of individuals who possess a wide variety of experience in the business community, with some members having specific experience in the health care and service-oriented sectors. The Board also has three members who are residents of Foxdale Village.

**(B)** The names and addresses of any business organizations in which the provider or Board members may hold a 10% or greater interest and which will or may provide goods, leases or services to the facility of a value of \$500 or more within any year, and specific information about any such services:

None

- (C) A description of certain types of criminal, civil or administrative charges, convictions, injunctions, or suspensions of licenses:

None

(4) **Affiliation of the Provider with a Religious Organization**

(i & ii) The concept of Foxdale Village originated among members of the State College Friends Meeting. Although it is an independent corporation with no formal ties to State College Friends Meeting, the majority of the regular members of the Board of Trustees must be members of the Religious Society of Friends. Individuals otherwise qualified will be admitted to Foxdale Village regardless of race, color, national origin, familial status, ancestry, sex, sexual orientation, gender identity, religion, handicap or disability. Foxdale Village is a member of Friends Services Alliance, a group of values-aligned organizations, many of which are Quaker, serving seniors in the United States.

(iii) The State College Friends Meeting is in no way responsible for the financial or contractual obligations of Foxdale Village.

(iv) Foxdale Village has been granted tax-exempt status under Section 501(c)(3) of the Federal Internal Revenue Code.

(5) **Location and Description of Physical Property of Facility**

Foxdale Village is a suburban retirement community occupying 23 acres on the edge of the Borough of State College, Pennsylvania. The Community's residential living facilities consist of 148 single-level, ranch-style cottages, and 57 single-level apartments in a three-story building. These units range in size from 635 square feet to 1450 square feet. In addition, there is a community center with full dining and recreational facilities. Adjacent to the Community Center Building is the healthcare facility with 46 nursing care rooms and 55 personal care rooms.

(6) **Services Provided**

Continuing healthcare services are available with the approval of the community physician.

*Residential living services and amenities included at no additional charge as part of the monthly fee are as follows:*

- Basic window coverings and wall-to-wall carpeting or tile
- Bathrooms with grab bars, tubs and showers
- Modern kitchen with standard appliances including a microwave
- Housekeeping services
- Washer and dryer in each apartment/cottage
- Area pick-up service of trash and recycling
- Sunroom
- Patio gardens for flowers and vegetables
- 24-hour emergency call system
- Ample lighted parking areas
- Maintenance and supervision of all buildings

- Landline telephone services including long distance service
  - High definition / digital TV service
  - Campus-wide WIFI internet access
  - Free public transportation to Penn State University and downtown State College
  - Medical bill management
  - Transportation to grocery stores on scheduled dates and times
  - Transportation to medical appointments within a fifteen-mile radius
  - Access to Wellness Center amenities and classes including those offered in the therapy pool
  - Individually controlled and metered electric air conditioning and heating units\*
- \* Cottage residents are responsible for their electric bill. This service is included in the apartment building monthly fees.

*Personal Care (Darlington House) services included at no additional charge as part of the monthly healthcare fee are as follows:*

- Housekeeping and maintenance services
- Personal care services determined by the Medical Director in consultation with the resident's personal physician
- 24-hour emergency call service
- Use of self-service laundry facilities for personal laundry
- Medical bill management
- Free public transportation to Penn State University and downtown State College
- Transportation to grocery stores on scheduled dates and times
- Transportation to medical appointments within a fifteen-mile radius
- Life Enrichment services
- Landline telephone services including long distance service
- High definition / digital TV service
- Campus-wide WIFI internet access
- Access to a common kitchen and greenhouse
- Access to Wellness Center amenities and classes including those offered in the therapy pool

*Skilled Nursing Care (Anthony House) services included at no additional charge as part of the monthly healthcare fee are as follows:*

- Housekeeping and maintenance services
- 24-hour general nursing care
- Skilled care services determined by the Medical Director in consultation with the resident's personal physician
- Use of self-service laundry facilities for personal laundry
- Medical bill management
- Free public transportation is available to Penn State University and downtown State College
- Transportation to grocery stores on scheduled dates and times
- Transportation to medical appointments within a fifteen-mile radius
- Life Enrichment services
- Landline telephone services including long distance service
- High definition / digital TV service
- Campus-wide WIFI internet access
- Access to Wellness Center amenities and classes including those offered in the therapy pool

*Community Building services for all at no charge are as follows:*

- Use of the meeting room, auditorium, library, and recreational space
- Resident Association which plans social, recreational and community activities
- Craft areas for activities such as art, weaving, woodworking, etc.
- Near-by shops, supermarket, restaurants and banks
- Use of the Wellness Center and Therapy Pool, along with scheduled classes

*The following services are available at extra cost across all levels of care:*

- Private dining room & catering for special occasions
- Reserved carports/covered parking available on the grounds (no charge for open parking)
- Storage units – One storage unit is included in the monthly fee for Anthony and Darlington House at no additional charge.
- Chiropractic, massage therapy, acupuncture and other services, through contracted providers
- Guest meals and guest rooms for overnight accommodations
- Resident-operated gift shop
- Beauty Shop/Barber Shop
- Transportation is available to many nearby cultural, educational, and recreational activities both in town and on the campus of Penn State
- Laundry services
- Transportation to medical appointments further than fifteen miles from Foxdale's campus
- Physician services
- Physical, occupational, speech and language therapy
- Dietician services (per consultation)
- Personal care items
- Personalized training sessions with a Wellness Specialist
- Individualized IT support
- Electric Vehicle (EV) charging stations on Foxdale's campus

## **(7) Fees**

See pages 9, 10 and 11. Please note the following:

\*Residents residing in personal care or skilled nursing are provided with 3 meals per day at no additional charge. Residents residing in apartments/cottages have the flexibility of dining in one of Foxdale's venues as often as they wish. Apartment and cottage residents are charged on a per meal and a la carte basis when doing so.

\*\*Additional entrance fee plans are available for a premium including plans with a guaranteed refund of 50% and 90% of the original entrance fee. Please ask our Residency Planning counselors if you are interested in one of these options

Fees are subject to change as the cost of providing services changes due to inflation and other factors.



## Contract Types

Lifecare: Foxdale Village currently offers residents a Lifecare Contract. This contract includes what is essentially long-term care insurance and is designed to provide residents with the assurance that their healthcare, if needed, does not result in a large increase in their monthly fees. With Lifecare, residents pay upfront for future healthcare costs so that when a healthcare room is required, the care is provided at rates which are lower than the direct admission/Fee-for-Service rates. These lower rates apply for as long as the resident needs healthcare.

Fee-for-Service: Foxdale Village also offers a Fee-for-Service contract. Unlike the Lifecare Contract, residents on a Fee-for-Service contract pay the full daily/direct admission charge if they need to use a room in the healthcare area on a temporary or permanent basis. Residents under this agreement pay less in the entrance fee and the monthly fee when residing in a cottage/apartment but substantially more when using a healthcare room. This contract offers no long-term care insurance to residents and places the entire cost of healthcare on the resident.

Direct Admission: Foxdale Village offers individuals the option of moving directly into our personal care or skilled nursing unit. Currently, the daily rates for these units are:

Darlington House room (personal care):                      \$242-292 per day

Anthony House room (skilled nursing care):                      \$481 per day

Please contact our Residency Planning department for more information related to contract options.

# Fee Schedule July 1, 2024 to June 30, 2025

## ENTRANCE FEES AND MONTHLY FEES



### Cottage Homes A-1 to I-148 in neighborhoods A through I

Cottage Size	# of units of this size	Square Footage	Occupancy	Lifecare Entrance Fee	Lifecare Monthly Fee	Fee-For-Service Entrance Fee	Fee-For-Service Monthly Fee
<b>Ash</b> Studio	3	635 sq. ft.	Single Only	\$133,100	\$3,554	\$105,400	\$2,438
<b>Chestnut</b> One Bedroom	34	845 sq. ft.	Single	\$228,900	\$3,985	\$181,200	\$2,789
<b>Hickory</b> One Bedroom with Den*	30	1037 sq. ft.	Single	\$323,300	\$4,413	\$273,200	\$3,091
<b>Dogwood</b> Two Bedroom, One Bath*	32	1041 sq. ft.	Single	\$323,300	\$4,413	\$273,200	\$3,091
<b>Sycamore</b> Two Bedroom, Two Bath	49	1181 sq. ft.	Single	\$414,000	\$4,857	\$328,000	\$3,398
			Second Person For All Floorplans (except Ash)	Add \$38,700	Add \$1,583	Add \$23,700	Add \$1,107

\* The amenity of a half-bath increases the entrance fee by \$22,000.

**FOXDALE VILLAGE MEAL PRICING:** Meal prices are based on a per-meal cost and residents are charged only for meals purchased in the previous calendar month. Guest meals will incur a 25% surcharge. Residents may pay for guests on their accounts. Alternatively, guests may pay for meals using a credit card. Special dining events may have an additional charge and all menu options are available à la carte.

500 East Marylyn Avenue, State College, PA 16801 ♦ (814) 238-3322 ♦ (800) 253-4951 ♦ [www.foxdalevillage.org](http://www.foxdalevillage.org)



R043024

# Fee Schedule July 1, 2024 to June 30, 2025

## ENTRANCE FEES AND MONTHLY FEES



### Apartments J-149 to L-205 in 3-story attached apartment building

Apartment Size	# of units of this size	Square Footage	Occupancy	Lifecare Entrance Fee	Lifecare Monthly Fee	Fee-For-Service Entrance Fee	Fee-For-Service Monthly Fee
<b>Pine</b> 1 Bedroom	3	900 sq. ft.	Single	\$281,700	\$4,476	\$223,400	\$3,134
<b>Elm and Maple</b> 1 Bedroom and Den	10 Elm 11 Maple	1050 sq. ft.	Single	\$374,000	\$4,859	\$296,400	\$3,402
<b>Birch and Walnut</b> 2 Bedroom	5 Birch 11 Walnut	1200 sq. ft.	Single	\$467,800	\$5,352	\$370,900	\$3,746
<b>Hemlock</b> 2 Bedroom and Den	6	1350 sq. ft.	Single	\$522,500	\$5,980	\$414,000	\$4,187
<b>Oak</b> Two Bedroom with Sunroom	11	1450 sq. ft.	Single	\$558,400	\$6,423	\$442,600	\$4,496
Second Person For All Floorplans				Add \$38,700	Add \$1,583	Add \$23,700	Add \$1,107

Entrance fees and monthly fees are subject to change as the cost of providing services changes due to inflation or other factors. The entrance fee serves many community purposes, some of which include: initial construction, retirement of long-term debt, repair and replacement funding. For residents on a Lifecare contract, the amount applied to ensure the future cost of the resident's health care is described in the Resident Continuing Care Agreement. For both Lifecare and Fee-for-Service contracts, the monthly fees are adjusted each year to cover the levels of programs and services provided on a daily basis throughout the Foxdale Village community. Foxdale Village also has an Entrance Fee Assistance Program for qualified applicants. Lifecare fees may have a tax benefit associated with them (IRS Pub. 502). Please consult your tax preparer and/or financial planner.

**REFUNDABLE OPTIONS:** Two refundable entry fee plans are available to prospective residents under 80 years of age. *The Refundable Plan* will have a minimum guaranteed refund of 50% (add 35% to Classic Entrance Fees) and the *Estate Preservation Plan* will have a minimum guaranteed refund of 90% (add 90% to Classic Entrance Fees).

# Fee Schedule July 1, 2024 to June 30, 2025

## HEALTHCARE FEES

Includes 3 meals a day



A Life Plan Community Guided by Quaker Values

### Lifecare Resident Healthcare Fees

	# of units	Square Footage	Occupancy	Monthly Fee based on 31-day month (Includes meals)	Average Daily Fee (Includes Meals)
<b>Darlington House</b>	55				
Personal Care Room		200 sq. ft.	Single	\$4,999	\$161
<b>Anthony House</b>	46				
Licensed Nursing Room		200 sq. ft.	Single	\$5,263	\$170
Memory Support Room		200 sq. ft.	Single	\$5,397	\$174

Under the Lifecare Contract if a resident occupies a health center room and an independent living residence for *more than* a 90-day period without a break in stay of at least two weeks straight, the resident will be required to pay both the published rate for the healthcare room and the published rate for the independent living residence they occupy until one of them is vacated. Stays of *less than* 90 days do not incur additional residential fees and a continuous two-week break in stay resets the 90-day calendar.

### Fee-For-Service Resident Healthcare Fees

	# of units	Square Footage	Occupancy	Monthly Fee based on 31-day month (Includes meals)	Daily Fee (Includes Meals)
<b>Darlington House</b>	55				
Personal Care Room		200 sq. ft.	Single	\$7,502 to \$9,052	\$242 to \$292
<b>Anthony House</b>	46				
Licensed Nursing Room		200 sq. ft.	Single	\$14,911	\$481

Residents requiring healthcare services in either Anthony or Darlington House are required to pay the Daily Per Diem Rate for each day they occupy a healthcare room. This applies to residents occupying a room on either a temporary or permanent basis. These charges will also be levied for residents who are holding a room for potential future use. The resident will be required to pay for all locations they occupy. This includes the Second Person Fee until that resident no longer resides in both locations. Any remaining resident living in a cottage or apartment will be required to pay the Single Occupancy Monthly Fee as long as he/she resides in that residence.

500 East Marylyn Avenue, State College, PA 16801 • (814) 238-3322 • (800) 253-4951 • [www.foxdalevillage.org](http://www.foxdalevillage.org)



R043024

## Fee Increases

The following shows increases for a one bedroom with den cottage unit under a Lifecare Agreement.

<u>Increase</u> <u>Effective Date</u>	<u>Fee</u>	<u>Increase</u> <u>Amount</u>	<u>Percent</u>
July 1, 2024	\$4,413	\$230	5.5%
July 1, 2023	\$4,183	\$237	6.0%
July 1, 2022	\$3,946	\$223	6.0%
July 1, 2021	\$3,723	\$108	3.0%
July 1, 2020	\$3,615	\$71	2.0%

## Rate Changes

Fees may be adjusted from time to time as the costs of services change due to factors such as increased costs of labor, staff benefits, food, energy, and medical care; greater need for nursing care; and/or changes in the earnings of investments. Under ordinary circumstances, these adjustments are announced in April and are effective on the first day of July, the first month of the fiscal year. While extremely rare there may be occasions when fees may need to be adjusted at other intervals. In such cases, the Community provides a 60-day notice to residents.

## (8) Applying for Admission to Foxdale Village

### *Applying for entrance into Foxdale Village under a Lifecare Agreement*

The first step when applying for entrance into Foxdale Village is to join the Foxdale Village Priority List by submitting a Priority List Agreement along with a check for \$1,200 (for a single person or a couple), of which \$1,000 is refundable.

While some applicants may wish to move into Foxdale Village right away (providing immediate availability is possible), others may prefer to wait several years. To identify applicants who are ready to move into Foxdale and to expedite the admissions process, the Ready List was formed. The Ready List contains the names of applicants who are actively completing the admissions process and who wish to enter Foxdale as soon as possible. For final approval and admission, prospective residents must have a medical and financial evaluation. Each applicant is reviewed for admission by an interdisciplinary team.

The Ready List order is determined by an applicant's Priority List deposit date.

Having one's name on the Priority List does not guarantee admission to Foxdale Village. Admission approval is made at the sole discretion of Foxdale Village interdisciplinary team.

When an offer for a unit is made and accepted by an applicant, they submit a completed Reservation Agreement along with a \$20,000 deposit. This removes the cottage/apartment from available inventory and, depending on the level of refurbishment, begins a 90 to 120-day timeframe to complete the admissions process. The balance of the entrance fee is due at the end of this 90 to 120-day period or when the resident moves into the unit, whichever comes first. Monthly fees begin accruing at the end of the 90 to 120-day period or at the time of move-in, whichever comes first.



(9) **Reserve Funding**

A reserve fund of \$2,598,000 as of June 30, 2024 is established as required by Pennsylvania law (Section 9 of Act 1984-82).

**(10) Pro Forma Income Statement for the Next Fiscal Year**

**Foxdale Village Corporation  
Income Statement**

	<b>June 30, 2024</b>			<b>June 30, 2025</b>
	<b>Budgeted</b>	<b>Actual</b>	<b>Favorable (Unfavorable) Variance</b>	<b>Budgeted</b>
<b>Operating Revenue</b>				
Net resident service revenue	20,564,998	19,935,688	(629,310)	21,155,169
Amortization of entrance fees	4,466,350	3,982,372	(483,978)	3,798,111
Other revenues	195,600	352,188	156,588	191,840
Net assets released from restrictions	159,500	474,234	314,734	175,015
<b>Total Operating Revenue</b>	<b>25,386,448</b>	<b>24,744,482</b>	<b>(641,966)</b>	<b>25,320,135</b>
<b>Operating Expenses</b>				
Healthcare	8,467,012	8,187,911	279,101	8,378,436
Depreciation & Amortization	3,522,686	3,413,495	109,191	3,459,961
Plant Operations	3,111,931	3,236,714	(124,783)	3,278,502
Dietary	3,944,285	3,575,726	368,559	3,931,377
General and administrative	3,245,307	3,419,154	(173,847)	3,252,467
Interest	1,046,592	1,222,569	(175,977)	988,776
Housekeeping and Laundry	1,902,173	1,549,087	353,086	1,927,853
<b>Total Operating Expenses</b>	<b>25,239,986</b>	<b>24,604,656</b>	<b>635,330</b>	<b>25,217,372</b>
<b>Operating Income (Loss)</b>	<b>146,462</b>	<b>139,826</b>	<b>(6,636)</b>	<b>102,763</b>
<b>Non-Operating Income</b>				
Interest, dividends, and capital gain distri	1,000,000	1,244,894	244,894	1,200,000
Net realized gain on sales of investments		(198,967)	(198,967)	
Net unrealized gain (loss)on investments	-	2,384,129	2,384,129	
Net assets released from restriction for nonoperating purposes		431,933	431,933	
Unrestricted contributions		53,349	53,349	
<b>Total Non-Operating Income</b>	<b>1,000,000</b>	<b>3,915,338</b>	<b>2,915,338</b>	<b>1,200,000</b>
<b>Excess of Revenue Over Expenses</b>	<b>1,146,462</b>	<b>4,055,164</b>	<b>2,908,702</b>	<b>1,302,763</b>

## **Notes to the budget to actual presentation for the 2023/2024 fiscal year and the 2024/2025 budget**

Foxdale Village's overall total operating revenue for fiscal year ending June 30, 2024, was close to budgeted operating revenue. Resident revenue and amortization of entrance fee revenue was under budget as a result of census. Expenses were less than budget for the fiscal year primarily in the wage and benefit categories. Foxdale Village ended fiscal year June 30, 2024, with an operating income of \$139,826 compared to a budget expectation of \$146,462.

The fiscal year 2024/2025 budget reflects consistent resident census and consistent staffing. Prudent purchasing and a decrease in interest expense are also reflected in the 2024/2025 budget.

Please contact our Chief Financial Officer, Deborah Shughart, at 814-272-2114 or email her at [dshughart@foxdalevillage.org](mailto:dshughart@foxdalevillage.org), if you would like to discuss the financial picture at Foxdale Village in further detail.





## **Foxdale Village Corporation**

### **Financial Statements and Supplementary Information**

June 30, 2024 and 2023



**Foxdale Village Corporation**

---

## Table of Contents

June 30, 2024 and 2023

	<b>Page</b>
<b>INDEPENDENT AUDITOR'S REPORT</b>	1 to 3
<b>FINANCIAL STATEMENTS</b>	
Balance Sheet	4 and 5
Statement of Operations	6
Statement of Changes in Net Assets	7
Statement of Cash Flows	8
Notes to Financial Statements	9 to 25
<b>SUPPLEMENTARY INFORMATION</b>	
Schedule of Financial Position - Community Fund	26
Schedule of Operations and Changes in Net Assets - Community Fund	27

## **Independent Auditor's Report**

To the Board of Trustees  
Foxdale Village Corporation  
State College, Pennsylvania

### **Opinion**

We have audited the financial statements of Foxdale Village Corporation (the Corporation), which comprise the balance sheet as of June 30, 2024 and 2023, the related statements of operations, 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 Corporation as of June 30, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### **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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation 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 accounting principles generally accepted in the United States of America, 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 Corporation's ability to continue as a going concern for one year after the date that the financial statements are issued or available to be issued.

## **Auditor's 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 auditor's 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.

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 Corporation'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 Corporation'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.

### **Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, as listed in the table of contents, 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 auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

RKL LLP

October 11, 2024  
Lancaster, Pennsylvania



**Foxdale Village Corporation**

## Balance Sheet

	June 30,	
	2024	2023
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 15,157	\$ 28,057
Accounts receivable		
Residents	333,940	342,849
Other	9,688	9,524
Notes receivable - residents	246,413	175,880
Prepaid expenses	434,156	458,585
<b>Total Current Assets</b>	<b>1,039,354</b>	<b>1,014,895</b>
<b>Investments</b>	<b>27,191,854</b>	<b>26,626,426</b>
<b>Assets Whose Use is Limited</b>		
Board-designated	2,490,017	2,101,904
Donor-restricted	6,924,208	6,515,835
Statutory minimum liquid reserve requirement	2,598,000	2,638,000
Held by trustee under trust indenture for unemployment benefit claims	71,885	73,688
<b>Total Assets Whose Use is Limited</b>	<b>12,084,110</b>	<b>11,329,427</b>
<b>Property and Equipment, Net</b>	<b>57,287,945</b>	<b>57,653,769</b>
<b>Other Assets</b>	<b>97,209</b>	<b>93,881</b>
<b>Beneficial Interest in Perpetual Trust</b>	<b>213,520</b>	<b>198,086</b>
<b>Total Assets</b>	<b>\$ 97,913,992</b>	<b>\$ 96,916,484</b>



**Foxdale Village Corporation**

Balance Sheet (continued)

	June 30,	
	2024	2023
<b><i>Liabilities and Net Assets</i></b>		
<b>Current Liabilities</b>		
Current portion of long-term debt	\$ 1,562,297	\$ 1,503,269
Accounts payable	549,124	877,355
Accrued expenses	1,023,244	765,973
Lines of credit	-	1,340,378
Unearned resident fees	276,516	321,834
<b>Total Current Liabilities</b>	<b>3,411,181</b>	<b>4,808,809</b>
<b>Long-Term Debt, Net of Current Portion and Unamortized Deferred Financing Costs</b>	<b>27,923,648</b>	<b>29,485,946</b>
<b>Refundable Deposits</b>	<b>460,000</b>	<b>426,000</b>
<b>Refundable Entrance Fees</b>	<b>1,157,995</b>	<b>636,274</b>
<b>Deferred Revenues from Entrance Fees</b>	<b>27,461,781</b>	<b>28,113,431</b>
<b>Total Liabilities</b>	<b>60,414,605</b>	<b>63,470,460</b>
<b>Net Assets</b>		
Without donor restrictions	30,323,017	26,267,853
With donor restrictions	7,176,370	7,178,171
<b>Total Net Assets</b>	<b>37,499,387</b>	<b>33,446,024</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 97,913,992</b>	<b>\$ 96,916,484</b>

See accompanying notes.

**Foxdale Village Corporation**

## Statement of Operations

	Years Ended June 30,	
	2024	2023
<b>Operating Revenues</b>		
Net resident service revenues	\$ 19,935,688	\$ 18,375,180
Amortization of entrance fees	3,982,372	4,286,281
Other revenues	352,188	165,532
Net assets released from restrictions	474,234	417,669
<b>Total Operating Revenues</b>	<b>24,744,482</b>	<b>23,244,662</b>
<b>Operating Expenses</b>		
Healthcare	8,187,911	7,522,725
Depreciation	3,413,495	3,230,480
Plant operations	3,236,714	2,852,819
Dietary	3,575,726	3,322,039
General and administrative	3,419,154	2,902,203
Interest	1,222,569	1,289,738
Housekeeping and laundry	1,549,087	1,504,358
<b>Total Operating Expenses</b>	<b>24,604,656</b>	<b>22,624,362</b>
<b>Operating Income</b>	<b>139,826</b>	<b>620,300</b>
<b>Other Changes in Net Assets without Donor Restrictions</b>		
Interest, dividends, and capital gain distributions	1,244,894	1,210,487
Net realized loss on sales of investments	(198,967)	(183,327)
Net unrealized gain on investments	2,384,129	1,972,726
Net assets released from restrictions for nonoperating purposes	431,933	-
Contributions	53,349	156,580
<b>Total Other Changes in Net Assets without Donor Restrictions</b>	<b>3,915,338</b>	<b>3,156,466</b>
<b>Changes in Net Assets without Donor Restrictions</b>	<b>\$ 4,055,164</b>	<b>\$ 3,776,766</b>

See accompanying notes.

**Foxdale Village Corporation**

## Statement of Changes in Net Assets

	Years Ended June 30,	
	2024	2023
<b>Net Assets without Donor Restrictions</b>		
Changes in net assets without donor restrictions	\$ 4,055,164	\$ 3,776,766
<b>Net Assets with Donor Restrictions</b>		
Interest, dividends, and capital gain distributions	269,798	268,958
Net realized gain on sales of investments	17,853	-
Net unrealized gain on investments	478,885	393,675
Contributions	122,396	138,581
Net assets released from restrictions for resident monthly fee financial assistance	(419,248)	(389,163)
Net assets released from restrictions for education	(54,986)	(28,506)
Net assets released from restrictions for other purposes	(431,933)	-
Change in value of beneficial interest in perpetual trust	15,434	8,651
<b>Changes in Net Assets with Donor Restrictions</b>	<b>(1,801)</b>	<b>392,196</b>
<b>Changes in Net Assets</b>	<b>4,053,363</b>	<b>4,168,962</b>
<b>Net Assets at Beginning of Year</b>	<b>33,446,024</b>	<b>29,277,062</b>
<b>Net Assets at End of Year</b>	<b>\$ 37,499,387</b>	<b>\$ 33,446,024</b>

**Foxdale Village Corporation**

## Statement of Cash Flows

	Years Ended June 30,	
	2024	2023
<b>Cash Flows from Operating Activities</b>		
Changes in net assets	\$ 4,053,363	\$ 4,168,962
Adjustments to reconcile changes in net assets to net cash provided by operating activities		
Depreciation	3,413,495	3,230,480
Amortization of debt issue costs	46,486	46,486
Proceeds from entrance fees and deposits	4,246,089	5,645,000
Refunds of entrance fees and deposits	(393,646)	(511,974)
Amortization of entrance fees	(3,982,372)	(4,286,281)
Net realized and unrealized gains on investments	(2,681,900)	(2,183,074)
Change in value of beneficial interest in perpetual trust	(15,434)	(8,651)
Changes in assets and liabilities		
Accounts receivable	8,745	(7,569)
Notes receivable - residents	(70,533)	287,833
Prepaid expense	24,429	(100,686)
Accounts payable	(373,302)	369,184
Accrued expenses	257,271	(368,089)
Unearned resident fees	(45,318)	(144,621)
Refundable deposits	34,000	6,000
<b>Net Cash Provided by Operating Activities</b>	<b>4,521,373</b>	<b>6,143,000</b>
<b>Cash Flows from Investing Activities</b>		
Net sales (purchases) of investments and assets whose use is limited	1,361,789	(1,109,981)
Purchase of property and equipment	(3,002,600)	(3,397,744)
Increase (decrease) in other assets	(3,328)	2,141
<b>Net Cash Used in Investing Activities</b>	<b>(1,644,139)</b>	<b>(4,505,584)</b>
<b>Cash Flows from Financing Activities</b>		
Repayments of line of credit	(1,340,378)	(159,872)
Repayment of long-term debt	(1,549,756)	(1,498,516)
<b>Net Cash Used in Financing Activities</b>	<b>(2,890,134)</b>	<b>(1,658,388)</b>
<b>Net Decrease in Cash and Cash Equivalents</b>	<b>(12,900)</b>	<b>(20,972)</b>
<b>Cash and Cash Equivalents at Beginning of Year</b>	<b>28,057</b>	<b>49,029</b>
<b>Cash and Cash Equivalents at End of Year</b>	<b>\$ 15,157</b>	<b>\$ 28,057</b>
<b>Supplementary Disclosure of Cash Flows Information</b>		
Interest paid	\$ 1,176,478	\$ 1,243,647
Capital expenditures in accounts payable and accrued expenses	\$ 316,859	\$ 271,788

See accompanying notes.



## **Foxdale Village Corporation**

---

Notes to Financial Statements  
June 30, 2024 and 2023

### **Note 1 - Nature of Operations**

Foxdale Village Corporation (the Corporation) operates a continuing care retirement community providing housing, healthcare, and other related services to residents on a campus containing 205 independent living units, 55 personal care units, and a 46-bed skilled nursing facility. The Corporation's operations are located in State College, Pennsylvania.

The Board of Trustees oversees the Corporation. As specified in the by-laws of the Corporation, a majority of the regular members of the Board of Trustees are members of the Religious Society of Friends.

### **Note 2 - Summary of Significant Accounting Policies**

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

#### **Use of Estimates**

The preparation of financial statements in accordance 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.

#### **Cash and Cash Equivalents**

Cash and cash equivalents include investments in highly-liquid debt instruments purchased with an original maturity of three months or less, excluding investments and assets whose use is limited.

#### **Accounts and Notes Receivable**

In June 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-13, *Financial Instruments-Credit Losses (Topic 326)*. The Corporation adopted ASU 2016-13 as of July 1, 2023. Under the standard, disclosures are required to provide users of the financial statements with useful information in analyzing an entity's exposure to credit risk and the measurement of expected credit losses. Financial assets held by the Corporation that are subject to the guidance in FASB Accounting Standards Codification (ASC) Topic 326 were accounts receivable and notes receivable. The Corporation implemented the provisions of this standard. Management determined the ASU did not have a material impact on the Corporation's financial statements.

Accounts and notes receivable are stated at amounts management expects to collect on balances outstanding at year-end. If collection becomes doubtful, an allowance for credit losses will be established, or the accounts will be charged to operations when that determination is made by management. Management regularly evaluates individual accounts based on past experience, aging of the receivables, adverse situations that may affect a customer's ability to pay, current economic conditions, and other relevant factors. Unpaid balances remaining after the stated payment terms are considered past due. Recoveries of previously charged off accounts receivable are recorded to operations when received. At June 30, 2024 and 2023, the Corporation considers all accounts receivable to be fully collectible and no losses are expected. As such, at June 30, 2024 and 2023, no allowance for credit losses was recorded.

**Note 2 - Summary of Significant Accounting Policies (continued)**

**Contributions and Contributions Receivable**

Contributions are recorded at fair value as revenues when the donor makes a promise to give that is unconditional. Depending on the existence and nature of any donor restrictions, contributions are reflected as increases in net assets without donor restrictions and with donor restrictions. When restrictions expire due to passage of time or when the purpose is fulfilled, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of operations as net assets released from restrictions.

The Corporation uses the allowance method to determine uncollectible contributions receivable, which is based on management's periodic assessment of each account. There was no allowance for uncollectible accounts at June 30, 2024 and 2023.

**Investments and Investment Risk**

Investments include assets without donor restrictions that are available for the general use and purposes of the Corporation.

Investments in marketable equity securities with readily determinable fair value and all investments in debt securities are measured at fair value in the balance sheet. Investment income or loss (including realized and unrealized gain and loss on investments, interest, dividends, and capital gain distributions) is included in changes in net assets without donor restrictions unless the income or loss is restricted by donor or law. Purchases and sales of securities and realized gain and loss are recorded on a trade-date basis.

The Corporation's investments are comprised of a variety of financial instruments. The fair values reported in the balance sheet 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 accompanying balance sheet could change materially in the future.

**Assets Whose Use is Limited**

Assets whose use is limited include assets designated by the Board of Trustees for the provision of benevolent care and future capital expenditures; assets designated by the Board of Trustees to meet the statutory reserve requirements (see Note 5); assets that have been restricted by donors, primarily for the provision of benevolent care; and assets held by a trustee under a trust indenture, which are reserved for unemployment benefit claims.

**Property and Equipment**

Property and equipment with a cost of \$500 or more are recorded at cost. Depreciation is computed using the straight-line method over estimated useful lives of the assets. Net interest incurred on borrowed funds during the period of construction of capital assets is capitalized as a component of the cost of those constructed assets. For the years ended June 30, 2024 and 2023, no interest was capitalized.



**Note 2 - Summary of Significant Accounting Policies (continued)****Property and Equipment (continued)**

Gifts of long-lived assets such as land, buildings, or equipment are reported as support without donor restrictions 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 support with donor restrictions. Absent explicit donor stipulations about how long those long-lived assets must be maintained, expirations of donor restrictions are reported when the donated or acquired long-lived assets are placed in service.

**Long-Lived Assets**

The Corporation reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. In that event, the Corporation calculates the estimated future value of net cash flows to be generated by the asset. If those future net cash flows are less than the carrying value of the asset, an impairment loss is recognized for the difference between the estimated fair value and the carrying value of the asset. There were no impairment losses reported in the years ended June 30, 2024 and 2023.

**Deferred Financing Costs**

Costs incurred in connection with the issuance of long-term debt have been deferred and are being amortized over the term of the related debt using the straight-line method, which approximates the effective interest method. Such costs totaled \$709,823 at June 30, 2024 and 2023. Accumulated amortization was \$560,932 and \$514,447 at June 30, 2024 and 2023, respectively. Amortization expense for the next five years will be approximately \$46,500 per year.

**Beneficial Interest in Perpetual Trust**

Under the terms of a perpetual trust arrangement, the Corporation recorded assets and recognized contribution revenues with donor restrictions at the fair value of the Corporation's beneficial interest in the trust assets. Income earned on the trust assets and distributed to the Corporation is recorded as investment income on the accompanying statement of operations, unless otherwise restricted by the donor. Subsequent changes in fair value are recorded as change in value of beneficial interest in perpetual trust in net assets with donor restrictions.

**Entrance Fees**

Under entrance fee plans for independent living units, the Corporation receives payments in advance. Residents have several entrance plan options, which include refundable options and a nonrefundable option. The refundable options have a guaranteed refund component, which is either 50% or 90% of the advance fee paid with the balance, if any, refundable on a decreasing basis for 17 weeks or 4 months, respectively. The nonrefundable option has no guaranteed refund component; however, fees are generally refundable on a decreasing basis for 36 months.

**Foxdale Village Corporation**

---

Notes to Financial Statements  
June 30, 2024 and 2023

**Note 2 - Summary of Significant Accounting Policies (continued)****Entrance Fees (continued)**

In the event the Corporation terminates the agreement, refunds are paid within 30 days. If the resident terminates the agreement, a refund will be paid 30 days after the unit has been reoccupied. If a resident is permanently transferred to personal care or skilled nursing care, no refund of any portion of the entrance fee is made until the resident permanently leaves the Corporation. Contractual refund obligations under residency agreements were \$5,301,018 and \$6,832,275 at June 30, 2024 and 2023, respectively.

The entrance fees are amortized to income using the straight-line method over annually adjusted estimated remaining life expectancies of the residents. The unamortized entrance fees are classified as deferred revenues from entrance fees in the accompanying balance sheet.

The Corporation also received deposits from prospective independent living residents of \$460,000 and \$426,000 as of June 30, 2024 and 2023, respectively. These amounts are classified as refundable deposits in the accompanying balance sheet.

Under the majority of existing residency agreements, independent living residents are entitled to personal care or skilled nursing care, as needed, with only minor increases in the current monthly service fees.

**Obligation to Provide Future Services**

The Corporation periodically calculates the present value of the net cost of future services and use of facilities that is expected to be provided to current residents. The amount is compared to the balances of refundable deposits and deferred revenues from entrance fees recorded on the balance sheet. If the present value of these future costs exceeds the liabilities on the balance sheet, an additional liability would be recorded. As of the most recent calculations, because no excess was calculated, no additional liabilities were recorded at June 30, 2024 and 2023.

**Revenue Recognition**

Net resident service revenues are reported at the estimated net realizable amounts from residents, third-party payors, and others for services rendered.

The Corporation provides skilled nursing and intermediate care services under daily service fees for service agreements. The Corporation considers the daily service fees to represent performance obligations, which are satisfied over the time period the services are provided to residents. Ancillary resident services and chargeable therapy and prescription services are recognized at the time the service is provided to residents.

The Corporation is reimbursed for ancillary resident services provided to Medicare Part B beneficiaries at the lesser of a published fee schedule or actual charges.



**Note 2 - Summary of Significant Accounting Policies (continued)**

**Revenue Recognition (continued)**

The Corporation has determined (at a contract level) that contracts for resident services do not contain a significant financing component and has elected the practical expedient within FASB ASC 606, *Revenue from Contracts with Customers*, to exclude from adjustment performance obligations that are expected to be satisfied within one year of customer payment. The Corporation has also elected the practical expedient within ASC 340, *Accounting for Other Assets and Deferred Costs*, to expense incremental costs of obtaining contracts when the related amortization period is one year or less.

As provided in FASB ASU 2014-09, *Revenue from Contracts with Customers (Topic 606)*, the Corporation elected not to disclose amounts attributable to remaining performance obligations that are expected to be satisfied within one year.

**Donor-Restricted Gifts and Net Assets**

The Corporation reports gifts of cash and other assets as support with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. 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 as net assets without donor restrictions and reported in the statement of operations as net assets released from restrictions. Donor-restricted contributions whose restrictions are met within the same year as received are reported as contributions in the accompanying statement of operations and recorded as a release from net assets with donor restrictions.

Net assets, and changes therein, are classified based on the existence or absence of donor-imposed restrictions and are classified and reported as follows:

Net assets without donor restrictions - Net assets that are not subject to donor-imposed stipulations.

Net assets with donor restrictions - Net assets that are subject to donor-imposed stipulations. Some donor imposed stipulations may be met either by actions of the Corporation and/or passage of time. Other donor-imposed stipulations are perpetual in nature and generally allow the Corporation to use all or a portion of the income earned on the related resources for general or specified purposes.

**Income Taxes**

The Corporation follows the standards for accounting for uncertainty in income taxes according to the principles of ASC 740, *Income Taxes*, which prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return.

**Foxdale Village Corporation**

## Notes to Financial Statements

June 30, 2024 and 2023

**Note 2 - Summary of Significant Accounting Policies (continued)****Income Taxes (continued)**

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Corporation, including whether the entity is exempt from income taxes. Management evaluated the tax positions taken and concluded that the Corporation had taken no uncertain tax positions that require recognition or disclosure in the financial statements. Therefore, no provision or liability for income taxes has been included in the financial statements. With few exceptions, the Corporation is no longer subject to income tax examinations by the U.S. Federal, state, or local tax authorities for years before 2021.

**Operating Indicator**

The statement of operations includes the determination of operating income. Other changes in net assets without donor restrictions, which are excluded from operating income, consistent with industry practice, include interest, dividends, capital gain distributions, net realized gain (loss) on sales of investments, net unrealized gain (loss) on investments, and unrestricted 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).

**Note 3 - Liquidity and Availability**

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following as of June 30:

	<u>2024</u>	<u>2023</u>
Cash and cash equivalents	\$ 15,157	\$ 28,057
Accounts and other receivables, net	590,041	528,253
Investments	27,191,854	26,626,426
Investments with board designations	5,088,017	4,739,904
Investments with donor restrictions	<u>6,924,208</u>	<u>6,515,835</u>
<b>Total Financial Assets</b>	<b>39,809,277</b>	<b>38,438,475</b>
Amounts that are internally designated or externally restricted		
Investments with board designations	(2,490,017)	(2,101,904)
Investments with donor restrictions	(6,924,208)	(6,515,835)
Statutory minimum liquid reserve requirement	(2,598,000)	(2,638,000)
Refundable deposits	(460,000)	(426,000)
Refundable entrance fees	<u>(1,157,995)</u>	<u>(636,274)</u>
<b>Financial Assets Available to be Used for General Expenditures within One Year</b>	<b><u>\$ 26,179,057</u></b>	<b><u>\$ 26,120,462</u></b>



**Foxdale Village Corporation****Notes to Financial Statements**

June 30, 2024 and 2023

**Note 3 - Liquidity and Availability (continued)**

As part of the Corporation's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. The Corporation manages its resources available to meet general expenditures by operating within a prudent range of financial stability, sustaining adequate liquid assets among cash and investments, and maintaining two working capital lines of credit totaling \$2,000,000 (see Note 9).

**Note 4 - Net Resident Service Revenues**

The Corporation has an agreement with the Medicare program that provides for payments at amounts different from its established rates. Nursing and ancillary resident services provided to Medicare Part A beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident-specific classification system that is based on clinical, diagnostic, and other factors and the reimbursement methodology is subject to various limitations and adjustments. The Corporation is reimbursed for therapy services provided to Medicare Part B beneficiaries at the lesser of a published fee schedule or actual charges.

As described above, the Medicare Part A rates are based, in part, on clinical, diagnostic, and other factors. The Corporation is required to clinically assess its residents at predetermined time periods throughout the year. The documented assessments are subject to review and adjustment by the Medicare program.

**Note 5 - Investments and Assets Whose Use is Limited**

The Corporation's investments and assets whose use is limited are as follows as of June 30:

	<u>2024</u>	<u>2023</u>
<b>Investments</b>	<u>\$ 27,191,854</u>	<u>\$ 26,626,426</u>
<b>Assets Whose Use is Limited</b>		
Board-designated		
Community fund	1,591,633	1,461,582
Entrance fee assistance fund	150,000	150,000
Undesignated contribution fund	<u>748,384</u>	<u>490,322</u>
<b>Total Board-Designated</b>	<u>2,490,017</u>	<u>2,101,904</u>
Donor-restricted		
Community fund	5,554,386	5,268,735
Givers of Care and Training and Tuition fund	924,480	856,542
Outreach fund	406,024	363,256
Entrance fee assistance fund	22,248	19,934
Garden fund	<u>17,070</u>	<u>7,368</u>
<b>Total Donor-Restricted</b>	<u>6,924,208</u>	<u>6,515,835</u>

**Foxdale Village Corporation**

## Notes to Financial Statements

June 30, 2024 and 2023

**Note 5 - Investments and Assets Whose Use is Limited (continued)**

	<u>2024</u>	<u>2023</u>
Statutory minimum liquid reserve requirement	\$ 2,598,000	\$ 2,638,000
Held by trustee under trust indenture for unemployment benefit claims	<u>71,885</u>	<u>73,688</u>
<b>Total Assets Whose Use is Limited</b>	<u>12,084,110</u>	<u>11,329,427</u>
<b>Total Investments and Assets Whose Use is Limited</b>	<u>\$ 39,275,964</u>	<u>\$ 37,955,853</u>

The composition of the Corporation's investments and assets whose use is limited consisted of mutual funds in the amount of \$39,275,964 and \$37,955,853 as of June 30, 2024 and 2023, respectively.

**Statutory Reserve Requirement of Act 82**

In compliance with Section 9 of the Commonwealth of Pennsylvania's Continuing Care Provider Registration and Disclosure Act (Act 82), the Board of Trustees designated a portion of board-designated assets reserved to meet the requirements of Act 82. The amount designated was \$2,598,000 at June 30, 2024 and was calculated as follows:

Budgeted operating expenses for the year ending June 30, 2025	\$ 25,217,000
Budgeted depreciation and amortization expense	<u>(3,460,000)</u>
<b>Expenses Subject to Minimum Liquid Reserve Requirement</b>	<b>21,757,000</b>
Statutory requirement	<u>10%</u>
<b>Statutory Minimum Liquid Reserve Requirement</b>	<u>\$ 2,175,700 (a)</u>
<b>Debt Service Requirements for the Year Ended June 30, 2025</b>	
Principal payments due on notes payable	\$ 1,609,000
Budgeted interest payments on notes payable	<u>989,000</u>
<b>Statutory Minimum Liquid Reserve Requirement</b>	<u>\$ 2,598,000 (b)</u>
<b>Greater of (a) and (b)</b>	<u>\$ 2,598,000</u>

**Note 6 - Fair Value Measurements**

FASB ASC 820, *Fair Value Measurements and Disclosures*, establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value based on the transparency of the inputs to the valuation of an asset or liability as follows:

- Level 1 - Fair value is based on unadjusted quoted prices in active markets that are accessible to the Corporation for identical assets. 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 through corroboration with observable market data. Level 2 inputs include quoted market prices in active markets for similar assets, quoted market prices in markets that are not active for identical or similar assets, 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 asset's or liability's level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The following are descriptions of the valuation methodologies and inputs used for assets and liabilities measured at fair value on a recurring basis and recognized in the accompanying balance sheet, as well as general classification of such assets and liabilities pursuant to the valuation hierarchy. There have been no significant changes in the valuation techniques during the years ended June 30, 2024 and 2023.

The carrying amounts of cash and cash equivalents, receivables, and accounts payable approximate fair value at June 30, 2024 and 2023 because of the short maturity of these instruments.

Investments included in investments and assets whose use is limited are valued at fair value based on quoted market prices in active markets for identical securities (Level 1 measurements) or quoted market prices in active markets for similar securities (Level 2 measurements).

The beneficial interest in perpetual trust is valued at fair value using the Corporation's percentage of the income from the underlying assets applied to the fair value of those assets, which approximates the present value of estimated future cash flows to be received from the trust.



**Foxdale Village Corporation**

## Notes to Financial Statements

June 30, 2024 and 2023

**Note 6 - Fair Value Measurements (continued)**

The following tables present the fair value measurements of assets recognized in the accompanying balance sheet measured at fair value on a recurring basis and the level within fair value hierarchy in which the fair value measurements fall at June 30:

	2024			Total
	Level 1	Level 2	Level 3	
<b>Investments and Assets Whose Use is Limited</b>				
Mutual funds	\$ -	\$ 39,275,964	\$ -	\$ 39,275,964
<b>Total Investments and Assets Whose Use is Limited</b>	-	39,275,964	-	39,275,964
<b>Beneficial Interest in Perpetual Trust</b>	-	-	213,520	213,520
	<u>\$ -</u>	<u>\$ 39,275,964</u>	<u>\$ 213,520</u>	<u>\$ 39,489,484</u>
2023				
<b>Investments and Assets Whose Use is Limited</b>				
Mutual funds	\$ -	\$ 37,955,853	\$ -	\$ 37,955,853
<b>Total Investments and Assets Whose Use is Limited</b>	-	37,955,853	-	37,955,853
<b>Beneficial Interest in Perpetual Trust</b>	-	-	198,086	198,086
	<u>\$ -</u>	<u>\$ 37,955,853</u>	<u>\$ 198,086</u>	<u>\$ 38,153,939</u>

**Foxdale Village Corporation**

Notes to Financial Statements  
June 30, 2024 and 2023

**Note 7 - Property and Equipment**

Property and equipment consists of the following as of June 30:

	<u>2024</u>	<u>2023</u>
Land	\$ 2,831,394	\$ 2,831,394
Buildings and building improvements	84,922,731	82,918,861
Furniture and equipment	<u>4,134,687</u>	<u>8,328,629</u>
	91,888,812	94,078,884
Accumulated depreciation	<u>(35,506,501)</u>	<u>(36,571,458)</u>
	56,382,311	57,507,426
Construction-in-progress	<u>905,634</u>	<u>146,343</u>
	<u><u>\$ 57,287,945</u></u>	<u><u>\$ 57,653,769</u></u>

Construction-in-progress costs are primarily related to facility and campus improvement projects. Certain real estate and business assets are named as collateral for specific debt obligations.

**Note 8 - Long-Term Debt**

A summary of long-term debt is as follows as of June 30:

	<u>2024</u>	<u>2023</u>
<b>Notes Payable</b>		
Series of 2010	\$ 18,887,490	\$ 19,876,598
Series of 2011	6,106,684	6,424,665
Series of 2012	<u>4,640,662</u>	<u>4,883,328</u>
<b>Total Notes Payable</b>	29,634,836	31,184,591
Deferred finance costs, net of accumulated amortization	(148,891)	(195,376)
Current portion	<u>(1,562,297)</u>	<u>(1,503,269)</u>
	<u><u>\$ 27,923,648</u></u>	<u><u>\$ 29,485,946</u></u>

**Foxdale Village Corporation**

Notes to Financial Statements  
June 30, 2024 and 2023

**Note 8 - Long-Term Debt (continued)**

Scheduled principal payments of long-term debt are as follows for the four years ending June 30:

	Principal	Deferred Financing Cost	Net
2025	\$ 1,608,783	\$ (46,486)	\$ 1,562,297
2026	1,666,978	(46,486)	1,620,492
2027	1,727,279	(46,486)	1,680,793
2028	24,631,796	(9,433)	24,622,363

**Note Payable - Series of 2010**

In October 2010, the Corporation entered into a loan agreement (the 2010 Note) with Centre County Industrial Development Authority (the Authority), whereby the Authority issued a \$30,000,000 tax-exempt revenue bond, the Centre County Industrial Development Authority Revenue Bond, Series of 2010 (Foxdale Village Project), which was privately placed with Northwest Savings Bank (the Bank). The proceeds of the 2010 Note were used to pay for construction costs of the Future of Foxdale Project and to pay for costs of issuance.

The 2010 Note is due in monthly installments of \$140,195, including interest, through September 2027. A final balloon payment will be due for the remaining balance in October 2027. In August 2017, the Corporation entered into an agreement with the Bank to adjust the applicable interest rate to 3.51% through maturity.

The 2010 Note is secured by a first security interest in the Corporation's gross revenues.

**Note Payable - Series of 2011**

In July 2011, the Corporation entered into a loan agreement (the 2011 Note) with the Authority, whereby the Authority issued a \$9,640,000 tax-exempt revenue bond, the Centre County Industrial Authority Revenue Bond, Series of 2011 (Foxdale Village Project), which was privately placed with the Bank. The proceeds of the 2011 Note were used to pay for construction costs of the Future of Foxdale Project and to pay for costs of issuance.

The 2011 Note is due in monthly installments of \$45,174, including interest, through September 2027. A final balloon payment will be due for the remaining balance in October 2027. In August 2017, the Corporation entered into an agreement with the Bank to adjust the applicable interest rate to 3.51% through maturity.

The 2011 Note is secured by a first security interest in the Corporation's gross revenues.

**Note Payable - Series of 2012**

In February 2012, the Corporation entered into a loan agreement (the 2012 Note) with the Authority, whereby the Authority issued a \$9,355,690 tax-exempt revenue bond, the Centre County Industrial Authority Revenue Bond, Series of 2012 (Foxdale Village Project), which was privately placed with the Bank. The proceeds of the 2012 Note were used to pay for construction costs of the Future of Foxdale Project and to pay for costs of issuance.



**Foxdale Village Corporation****Notes to Financial Statements**

June 30, 2024 and 2023

**Note 8 - Long-Term Debt (continued)****Note Payable - Series of 2012 (continued)**

The 2012 Note is due in monthly installments of \$34,416, including interest, through September 2027. A final balloon payment will be due for the remaining balance in October 2027. In August 2017, the Corporation entered into an agreement with the Bank to adjust the applicable interest rate to 3.51% through maturity.

The 2012 Note is secured by a first security interest in the Corporation's gross revenues.

**Note 9 - Lines of Credit**

The Corporation has a revolving line of credit with a bank in the maximum amount of \$1,000,000 with interest charged at the prime rate (8.50% and 8.25% at June 30, 2024 and 2023, respectively). The Corporation also had an additional revolving line of credit with a bank in the maximum amount of \$1,000,000 with interest charged at the prime rate (8.25% at June 30, 2023). This additional line of credit was closed in June 2024. There is an outstanding balance of \$-0- and \$1,340,378 against the lines of credit as of June 30, 2024 and 2023, respectively. The lines of credit are secured by assets of the Corporation. See Note 19 for subsequent event.

**Note 10 - Accrued Expenses**

Accrued expenses are as follows at June 30:

	2024	2023
Paid time off	\$ 650,742	\$ 539,561
Payroll and related expenses	199,084	144,165
Other	173,418	82,247
	<u>\$ 1,023,244</u>	<u>\$ 765,973</u>

**Note 11 - Retirement Plan**

The Corporation sponsors a defined contribution retirement plan. The Corporation's contributions to the plan were \$431,848 and \$421,989 in the years ended June 30, 2024 and 2023, respectively.

**Foxdale Village Corporation****Notes to Financial Statements**

June 30, 2024 and 2023

**Note 12 - Net Assets with Donor Restrictions**

Subject to the passage of time, net assets are available for the following purposes as of June 30:

	<u>2024</u>	<u>2023</u>
<b>Subject to the Passage of Time or Expenditure for a Specified Purpose</b>		
Community fund	\$ 5,554,386	\$ 5,268,735
Givers of Care and Training and Tuition fund	924,480	856,542
Outreach fund	406,024	363,256
Other	<u>77,960</u>	<u>491,552</u>
	6,962,850	6,980,085
<b>Perpetual in Nature</b>		
Beneficial interest in perpetual trust	<u>213,520</u>	<u>198,086</u>
	<u>\$ 7,176,370</u>	<u>\$ 7,178,171</u>

The Corporation released \$906,167 and \$417,669 in the years ended June 30, 2024 and 2023, respectively, of net assets with donor restrictions subject to the passage of time or expenditure for a specified purpose. Perpetual in nature net assets consist of the Corporation's beneficial interest in a perpetual trust held by a foundation serving as trustee. The terms of the trust are such that the Corporation receives a portion of the income earned on the trust assets as earned in perpetuity. The income of the trust is expendable for the benefit of employees of the Corporation.

**Note 13 - Medical Malpractice Claims Coverage**

The Corporation maintains professional liability coverage on a claims-made basis through a commercial insurance carrier. Other than for premiums paid under this policy, no provision has been made for estimated losses. Management believes no incidents occurred or will be asserted that will exceed the Corporation's insurance coverage or will have a material adverse effect on the financial statements.

**Note 14 - Concentrations of Credit Risk**

The Corporation grants credit without collateral to its residents, some of whom are insured under third-party payors agreements, primarily with Medicare and various commercial insurance companies.

The Corporation maintains cash accounts that, at times, exceed federally insured limits. The Corporation has not experienced any losses from maintaining cash accounts in excess of federally insured limits. Management believes it is not subject to any significant credit risk on its cash accounts.

**Foxdale Village Corporation****Notes to Financial Statements**

June 30, 2024 and 2023

**Note 15 - Commitments and Contingencies**

The senior living services industry is subject to numerous laws, regulations, and administrative directives of federal, state, and local governments and agencies. Compliance with these laws, regulations, and administrative directives 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; however, the possible future financial effects of this matter on the Corporation, if any, are not determinable.

**Note 16 - Functional Expenses**

The financial statements report certain categories of expenses that are attributable to one or more program and support function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Accordingly, certain costs have been allocated among the program and support services benefited using a reasonable and applicable basis that may include square footage or estimated usage. Allocation of the Corporation's functional expenses were as follows for the years ended June 30:

	2024			
	Program Services	General and Administrative	Fundraising	Total
Salaries and wages	\$ 8,226,122	\$ 956,697	\$ 7,352	\$ 9,190,171
Depreciation	3,379,360	34,135	-	3,413,495
Payroll taxes and employee benefits	2,682,008	204,442	1,155	2,887,605
Professional fees	913,681	417,051	-	1,330,732
Interest	1,164,322	11,761	-	1,176,083
Raw food	1,135,265	-	-	1,135,265
Other purchased services	529,077	586,648	-	1,115,725
Real estate taxes	872,799	8,816	-	881,615
Utilities	775,139	7,830	-	782,969
Therapy	729,971	-	-	729,971
Repairs and maintenance	491,653	4,966	-	496,619
Information technology	374,007	79,335	-	453,342
Insurance	245,088	2,476	-	247,564
Pharmaceuticals	220,566	-	-	220,566
Supplies	185,633	2,809	94	188,536
Nursing home assessment	139,558	-	-	139,558
Marketing and outreach	120,424	-	-	120,424
Medical copays	47,930	-	-	47,930
Amortization	46,021	465	-	46,486
	<u>\$ 22,278,624</u>	<u>\$ 2,317,431</u>	<u>\$ 8,601</u>	<u>\$ 24,604,656</u>



**Foxdale Village Corporation**

## Notes to Financial Statements

June 30, 2024 and 2023

**Note 16 - Functional Expenses (continued)**

	2023			
	Program Services	General and Administrative	Fundraising	Total
Salaries and wages	\$ 7,555,873	\$ 878,747	\$ 6,753	\$ 8,441,373
Depreciation	3,198,175	32,305	-	3,230,480
Payroll taxes and employee benefits	2,258,950	172,194	973	2,432,117
Professional fees	830,641	379,148	-	1,209,789
Interest	1,230,819	12,433	-	1,243,252
Raw food	1,009,428	-	-	1,009,428
Other purchased services	484,057	536,730	-	1,020,787
Real estate taxes	836,191	8,446	-	844,637
Utilities	613,689	6,199	-	619,888
Therapy	752,339	-	-	752,339
Repairs and maintenance	414,543	4,187	-	418,730
Information technology	254,028	53,885	-	307,913
Insurance	248,094	2,506	-	250,600
Pharmaceuticals	241,498	-	-	241,498
Supplies	226,994	3,435	115	230,544
Nursing home assessment	128,169	-	-	128,169
Marketing and outreach	142,968	-	-	142,968
Medical copays	53,364	-	-	53,364
Amortization	46,021	465	-	46,486
	<u>\$ 20,525,841</u>	<u>\$ 2,090,680</u>	<u>\$ 7,841</u>	<u>\$ 22,624,362</u>

**Note 17 - Health Insurance Coverage**

The Corporation maintains health insurance coverage through a cooperative agreement with Friends Mutual Health Group, a Pennsylvania nonprofit cooperative formed to self-insure Quaker organizations throughout the United States of America. Other than amounts paid for a subvention certificate and premiums under this policy, no provision has been made for estimated losses. Management believes all costs related to this program have been properly accounted and accrued for at and during the years ended June 30, 2024 and 2023. Further, management believes no incidents occurred or will be asserted that will exceed the Corporation's insurance coverage or will have a material adverse effect on the financial statements.

**Foxdale Village Corporation**

---

Notes to Financial Statements  
June 30, 2024 and 2023

**Note 18 - Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Relief Fund Payments**

Under the CARES Act, the Provider Relief Fund (PRF) was established to provide relief funds to hospitals and other healthcare providers on the front lines of the COVID-19 response. PRF payments have been distributed to the Corporation through the U.S. Department of Health and Human Services. The CARES Act also established the Coronavirus Relief Fund (CRF) to provide for payments for specified uses to state, local, and tribal governments. CRF payments have been distributed to the Corporation through the Pennsylvania Department of Human Services. Providers receiving payments from the PRF and CRF are required to agree to terms and conditions and will be required to comply with reporting requirements prescribed by the funding body related to specified uses of the funds and expenditure timelines. Any portion of the funds not expended in accordance with the applicable terms and conditions must be returned. Payments recognized in revenues from the PRF and CRF totaled \$-0- and \$39,930 for the years ended June 30, 2024 and 2023, respectively.

**Note 19 - Subsequent Events**

The Corporation has evaluated subsequent events through October 11, 2024. This date is the date the financial statements were available to be issued. The following material event subsequent to June 30, 2024 was noted:

In August 2024, the line of credit was increased to a maximum amount of \$1,500,000 with interest charged at the prime rate.

No other material events subsequent to June 30, 2024 were noted.

**Foxdale Village Corporation****Schedule of Financial Position - Community Fund**

	June 30,	
	2024	2023
<b>Assets</b>		
<b>Assets Whose Use is Limited</b>		
Board-designated, including entrance fee assistance fund	\$ 1,741,633	\$ 1,611,582
Donor-restricted	<u>5,554,386</u>	<u>5,268,735</u>
<b>Total Assets</b>	<u><u>\$ 7,296,019</u></u>	<u><u>\$ 6,880,317</u></u>
<b>Liabilities and Net Assets</b>		
<b>Liabilities</b>		
Due to operations	<u>\$ 21,015</u>	<u>\$ 21,014</u>
<b>Net Assets</b>		
Without donor restrictions	1,741,630	1,611,579
With donor restrictions	<u>5,533,374</u>	<u>5,247,724</u>
<b>Total Net Assets</b>	<u>7,275,004</u>	<u>6,859,303</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 7,296,019</u></u>	<u><u>\$ 6,880,317</u></u>

**Foxdale Village Corporation****Schedule of Operations and Changes in Net Assets - Community Fund**

	<b>Years Ended June 30,</b>	
	<b>2024</b>	<b>2023</b>
<b>Net Assets without Donor Restrictions</b>		
Changes in net assets without donor restrictions	\$ (54,351)	\$ 4,701
Interest, dividends, and capital gain distributions	65,986	62,614
Net realized gain on sales of investments	4,279	-
Net unrealized gain on investments	114,137	92,554
<b>Changes in Net Assets without Donor Restrictions</b>	<b>130,051</b>	<b>159,869</b>
<b>Net Assets with Donor Restrictions</b>		
Interest, dividends, and capital gain distributions	217,094	217,717
Net realized gain on sales of investments	14,353	-
Net unrealized gain on investments	389,832	321,580
Contributions	83,619	76,468
Net assets released from restrictions for resident monthly fee financial assistance	(419,248)	(389,163)
<b>Changes in Net Assets with Donor Restrictions</b>	<b>285,650</b>	<b>226,602</b>
<b>Changes in Net Assets</b>	<b>415,701</b>	<b>386,471</b>
<b>Net Assets at Beginning of Year</b>	<b>6,859,303</b>	<b>6,472,832</b>
<b>Net Assets at End of Year</b>	<b>\$ 7,275,004</b>	<b>\$ 6,859,303</b>