Brio Living Services, Inc. Obligated Group
4th Quarter 2026 Management Discussion of Financial Performance and Position

The following is a brief Management Discussion of the Brio Living Services, Inc Obligated Group's (OG) financial activities, performance, and position **as of and for the fourth quarter ended June 30, 2026.**

Disclaimer: This release contains forward-looking statements that involve risks, uncertainties, and assumptions. If such risks or uncertainties materialize or such assumptions prove incorrect, the results of this organization could differ materially from those expressed or implied by such forward-looking statements and assumptions. All statements other than statements of historical fact are statements that could be deemed forward-looking statements, including but not limited to statements of the plans, strategies and objectives of management for future operations; any statements concerning expected development, performance or market share relating to products and services; anticipated operational and financial results; any statements of expectation or belief; and any statements of assumptions underlying any of the foregoing. Risks, uncertainties, and assumptions include the achievement of expected results and other risks that are described from time to time in quarterly reports. This organization assumes no obligation and does not intend to update these forward-looking statements.

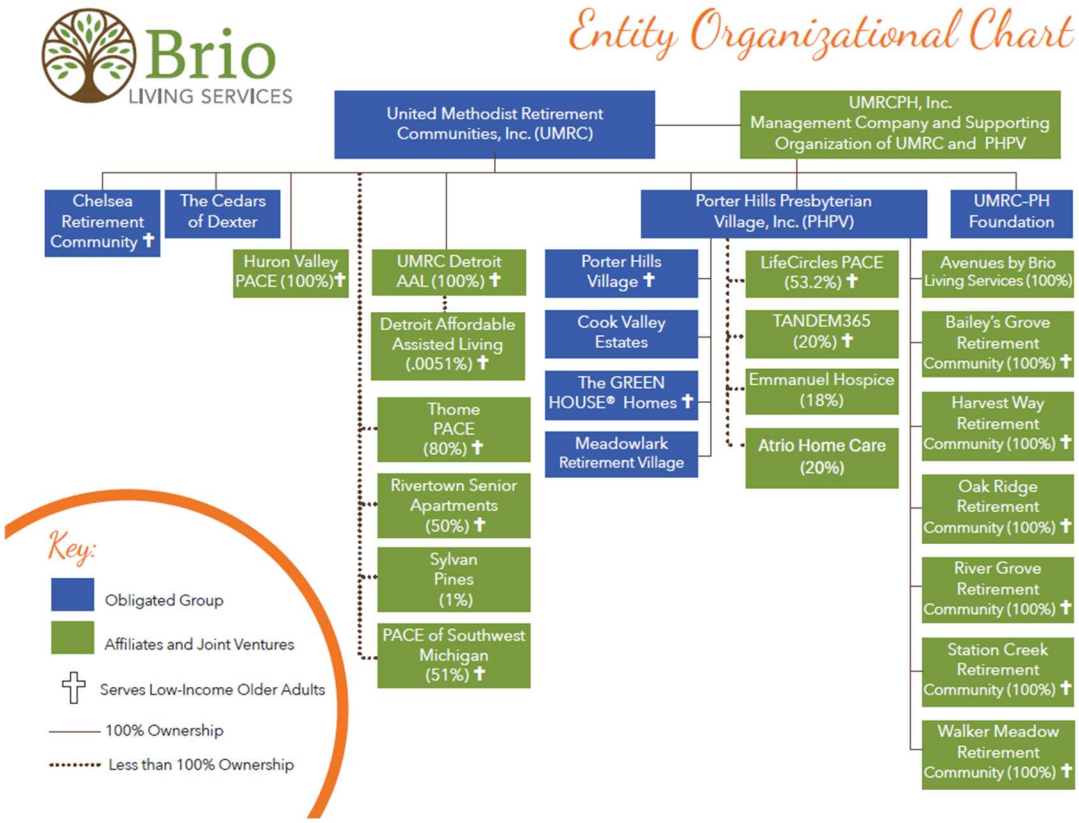
Organization Overview

United Methodist Retirement Communities, Inc. (UMRC) is a Michigan nonprofit organization governed by a board of trustees that provides housing, healthcare, and other related senior services. The Obligated Group (OG) special purpose combined financials statements are prepared for the combined entities for the purpose of complying with the reporting requirements set forth in the master trust indenture agreements between U.S. Bank, National Association and UMRC.

On March 1, 2019, United Methodist Retirement Communities, Inc. ("UMRC") entered into an Affiliation Agreement with Porter Hills Presbyterian Villages, Inc. ("Porter Hills") and its sole shareholder, Westminster Presbyterian Church. The Affiliation Agreement is an agreement providing for an affiliation relationship between UMRC and Porter Hills (called the "Affiliation" below). In a closing on March 1, 2019, pursuant to the Affiliation Agreement, Westminster Presbyterian Church transferred to UMRC the single outstanding share of stock of Porter Hills, and UMRC thereby became and now is the sole shareholder of Porter Hills.

In September 2020, the Obligated Group issued supplemental trust indentures as part of a bond issuance, which added the former Porter Hills Presbyterian Village, Inc. Obligated Group previously reported separately. These new Obligated Group members have been added to the listing below.

In March 2022, UMRC and Porter Hills filed for a new Assumed Name (DBA) of Brio Living Services Inc (Brio) by which it will be referenced going forward in this document.



The Obligated Group consists of the following entities

- Chelsea Retirement Community is a life plan community in Chelsea, Michigan that includes skilled nursing, dementia care, assisted living and independent living services.
- Cedars of Dexter, located in Dexter, Michigan, includes independent living cottages.
- UMRC Foundation and Porter Hills Foundation merged into UMRC-Porter Hills Foundation on July 1, 2021. UMRC is the sole corporate member. The foundations were established to raise funds, invest assets, and monitor growth to ensure the operating entities can continue as in-depth, innovative, and inclusive senior living and services resource.
- Brio Corporate Office provides the leadership and administrative oversight and support services for the Brio Living Services Obligated Group. Additionally, the Brio Corporate Office provides leadership and administrative oversight to related or affiliated entities outside of the obligated group with management and/or development fees charged for services provided.
- Porter Hills Presbyterian Village, Inc. (Porter Hills) is a life plan community located in Grand Rapids, Michigan that includes skilled nursing, dementia care, assisted living and independent living services.
- Cook Valley Estates was established to provide independent housing for the elderly in Grand Rapids, MI. Cook Valley Estates functions under Porter Hills Presbyterian Village, Inc.'s federal ID.
- Meadowlark Retirement Community provides assisted living and independent living for the elderly in Sparta, Michigan.
- Porter Hills Home Health Services West was established to provide skilled home care services to the residents of the Western Michigan area. Effective June 30, 2026, Porter Hills Home Health Services West has fully exited the Obligated Group – please refer to the notice posted on July 7, 2026, for more information.

The following entities would typically be consolidated in accordance with generally accepted accounting principles but are excluded from the Obligated Group according to the Master Trust Indenture:

- Brio is the sole stockholder in UMRC Detroit AAL, Inc., which holds a .051 % general partner interest in Detroit Affordable Assisted Living Limited Dividend Housing Association Limited Partnership (DAAL). DAAL is an 80-unit elderly affordable assisted-living facility in Detroit, Michigan under the low-income housing tax credit program. The investment in this entity is accounted for under the equity method.
- Brio is a 50% sponsor of Rivertown Neighborhood Senior Non-profit Housing Corporation (Rivertown Senior Apartments) which is a HUD 202 low-income housing project with 50 independent living apartments.
- Brio is a 1% member of Sylvan Pines Limited Dividend Housing Associated, LLC (Sylvan Pines), an affordable housing project in Chelsea, Michigan with which Brio has a management agreement and is accounted for under the equity method.
- Brio is involved in four PACE programs. These programs operate as Programs of All-inclusive Care for the Elderly (PACE). Once an individual has been enrolled in the PACE program, all of the participant's medical needs must be provided, according to the participant plan, through the staff of the PACE and its network of providers. The PACE programs Brio is involved with, and accounts for under the equity method, include:
    - Brio has a 100% controlling financial interest, as of September 1, 2017, in Washtenaw PACE, Inc. d/b/a Huron Valley PACE that is located in Ypsilanti, Michigan. Prior to that date Brio had an 80% controlling interest. Huron Valley PACE serves Washtenaw and Monroe Counties as well as parts of Oakland, Wayne, and Livingston Counties.
    - LifeCircles – a PACE program in which Brio owns 53.2% of with two other unrelated partners.
    - Brio has an 80% controlling financial interest in The Cascade PACE, Inc. d/b/a Thome PACE that is located in Jackson, Michigan. Thome PACE operates a PACE program serving in Jackson, Lenawee and Hillsdale Counties and opened March 2016.
    - As of June 30, 2024, Brio no longer has a 20% financial interest in Senior CommUnity Care of Michigan ("SCCMI"), located in Lansing, MI. Brio transferred/assigned its interest in Senior CommUnity Care of Michigan to an unrelated party. Brio has an unsecured note of approximately $299K due from SCCMI. SCCMI will continue to make payments on this note, so long as SCCMI maintains certain financial guardrails. The note is due in full by December 2026.
    - Effective April 1, 2025, Brio finalized a partnership with Region IV Area Agency on Aging, becoming 51% owners of PACE of Southwest Michigan in St. Joseph, Michigan. Southwest Michigan PACE operates a PACE program serving in Berrien, Cass, or Van Buren Counties and opened September 2012.
- Outside of the Brio Living Services Obligated Group, Brio wholly owns six entities that operate affordable housing communities in metropolitan Grand Rapids:
    - Bailey's Grove Retirement Community, Inc.
    - Sparta Retirement Community, Inc. (d/b/a Harvest Way Retirement Community)
    - Senora Woods Retirement Community, Inc. (d/b/a Oak Ridge Retirement Community)
    - River Grove Retirement Community, Inc.
    - Station Creek Retirement Community, Inc.
    - Walker Meadow Retirement Community, Inc.
- In addition, Brio has the following ownership in entities that are outside of the Brio Living Services Obligated Group:
    - Avenues by Porter Hills – a life-plan community without walls wholly owned by Brio.
    - Emmanuel Hospice – A hospice program partnership among Brio and several other unrelated retirement communities. Brio owns a minority interest in Emmanuel Hospice.
    - Tandem 365 - A PACE-like coordination agency partnership among Brio and several other unrelated organizations. Brio owns a minority interest in Tandem 365.

- Atrio Home Care - Effective May 31, 2026, Brio became a 20% equity owner in Atrio Home Care – a certified home health care agency. Brio owns a minority interest in Atrio Home Care.

Census

	Fiscal Year Ended			
	6/30/2023	6/30/2024	6/30/2025	6/30/2026
Independent Living				
Chelsea Retirement Community				
Available Units	172	172	173	173
Average Occupancy	160	156	164	166
Percentage Occupancy	93.0%	90.8%	94.8%	95.9%
Porter Hills Village				
Available Units	174	163	166	166
Average Occupancy	154	153	150	148
Percentage Occupancy	88.5%	93.9%	90.4%	88.9%
The Ravines***				
Available Units	0	0	26	26
Average Occupancy	0	0	7	22
Percentage Occupancy	0.0%	0.0%	26.9%	83.4%
Cook Valley				
Available Units	134	134	134	134
Average Occupancy	129	127	127	130
Percentage Occupancy	96.3%	94.8%	94.5%	96.7%
Meadowlark				
Available Units	26	26	26	26
Average Occupancy	23	23	21	19
Percentage Occupancy	88.5%	87.2%	80.8%	74.0%
Cedars of Dexter				
Available Units	60	60	60	60
Average Occupancy	59	57	58	59
Percentage Occupancy	98.3%	95.5%	97.3%	97.7%
Assisted Living				
Glazier Commons**				
Available Units	84	84	66	66
Average Occupancy	60	62	63	64
Percentage Occupancy	71.4%	73.4%	95.5%	97.6%
Porter Hills Village				
Available Units	67	67	67	66
Average Occupancy	61	55	50	54
Percentage Occupancy	91.0%	82.2%	74.6%	81.6%
Meadowlark				
Available Units	20	20	20	20
Average Occupancy	19	19	17	18
Percentage Occupancy	95.0%	94.4%	85.0%	92.3%
Memory Care				
Towsley Village				
Available Units	68	68	68	68
Average Occupancy	64	65	63	65
Percentage Occupancy	94.1%	95.2%	92.6%	95.2%
Porter Hills Village				
Available Units	34	34	33	33
Average Occupancy	29	28	26	23
Percentage Occupancy	85.3%	83.4%	78.8%	71.0%
Meadowlark				
Available Units	10	10	10	10
Average Occupancy	9	10	9	7
Percentage Occupancy	90.0%	95.7%	90.0%	72.0%

	Fiscal Year Ended			
	6/30/2023	6/30/2024	6/30/2025	6/30/2026
Skilled Nursing				
Kresge				
Available Units	85	85	85	85
Average Occupancy	79	81	82	83
Percentage Occupancy	92.9%	95.4%	96.1%	97.2%
Village HRC*				
Available Units	61/39	39	39	39
Average Occupancy	40	37	38	37
Percentage Occupancy	80%	95.1%	96.9%	93.6%
Green House Homes				
Available Units	20	20	20	20
Average Occupancy	19	18	19	19
Percentage Occupancy	95.0%	89.3%	95.0%	95.0%
Total				
Available Units	984	982	993	992
Percentage Occupancy	92.0%	90.7%	90.0%	91.4%
Home Care				
Episodes and Visits	1,553	1,720	1,458	1,047

*HRC reduced available beds from 61 to 39 during FY23
**18 of the licensed units are not in service at Glazier Commons. Without these units, occupancy would be 93% in FY24 and 91% in FY23
***See note at the end of the MD&A discussing the Ravines

Kresge Skilled Nursing Facility Payor Mix

	Fiscal Year Ended			
	6/30/2023	6/30/2024	6/30/2025	6/30/2026
Medicare & Medicare Advantage	38%	38%	42%	42%
Medicaid	44%	41%	42%	39%
Private & Other	18%	21%	16%	19%

Porter Hills Village Skilled Nursing Payor Mix

	Fiscal Year Ended			
	6/30/2023	6/30/2024	6/30/2025	6/30/2026
Medicare/Medicare Advantage	0.5%	0.0%	0.0%	0.0%
Medicaid	62.0%	63.7%	69.9%	67.6%
Private & Other	37.5%	36.3%	30.1%	32.4%

As of December 31, 2022, Village HRC completed the transition to reduce licensed beds from 81 to 39.

Operating Results

The interim financial statements are prepared under the same methodology as the audited year-end financial statements. However, certain items in the interim financial statements may be recorded in different sections of the income statement.

	Fiscal Year-end			Fiscal Year to Date 6/30/2026		
Summary Statement of Activities	**6/30/2023**	**6/30/2024**	**6/30/2025**	**Actual**	**Budget**	**Variance**
Net Service Revenue	64,846,215	69,058,000	71,267,000	76,124,000	74,209,000	1,915,000
Net investment income	1,576,721	2,017,000	3,822,000	4,210,000	2,907,000	1,303,000
Contributions	400,874	836,000	733,000	406,000	500,000	(94,000)
Other	10,740,816	10,876,000	12,030,000	15,690,000	10,404,000	5,286,000
Total Operating Revenue	77,564,626	82,787,000	87,852,000	96,430,000	88,020,000	8,410,000
Operating Expenses	69,265,253	71,840,000	74,161,000	79,230,000	76,373,000	(2,857,000)
Interest Expense	3,551,716	3,510,000	3,270,000	4,356,000	4,561,000	205,000
Depreciation*	13,193,024	13,152,000	12,953,000	12,978,000	13,612,000	634,000
Total Operating Expenses	86,009,993	88,502,000	90,384,000	96,564,000	94,546,000	(2,018,000)
Operating Income (Loss)	(8,445,367)	(5,715,000)	(2,532,000)	(134,000)	(6,526,000)	6,392,000
Change in fair value of interest rate swap	117,262	(259,000)	(244,000)	717,000	-	717,000
Gain (loss) from investment in joint ventures	8,494,816	4,063,000	6,665,000	5,499,000	2,846,000	2,653,000
Net assets released from restriction for capital	1,429,572	1,852,000	1,500,000	4,178,000	5,000,000	(822,000)
Other	805,202	2,042,200	270,000	3,171,000	-	3,171,000
Total Other Changes to Net Assets Without Donor Restrictions	10,846,852	7,698,200	8,191,000	13,565,000	7,846,000	5,719,000
Increase (Decrease) in Net Assets Without Donor Restrictions	2,401,485	1,983,200	5,659,000	13,431,000	1,320,000	12,111,000

*** Includes Affiliation Accounting Appraisal - Fair Market Value Depreciation** relates to the increase ($50M+) in the value of the Village, Cook Valley and Meadowlark building values as part of the affiliation accounting. The increase in value results in an increase in non-cash depreciation. **Depreciation amount as of 6/30/23, 6/30/24, 6/30/25 and 6/30/26 is $3M.**

YTD Operating Income $6.4 million favorable to budget:

- Operating expenses include a $3M litigation settlement which was directly reimbursed by insurance proceeds, which are reflected in operating revenue. The litigation revenue fully offsets the litigation expense.
- Operating revenues are favorable to budget primarily due to net service revenue, investment income, and net assets released from restriction. Net assets released include $735K of unrestricted pledge payments that were received during the quarter.
- Operating expenses are favorable to budget due to depreciation, interest, and savings in operating supplies and professional fees.

Non-Operating (Unrestricted) Results

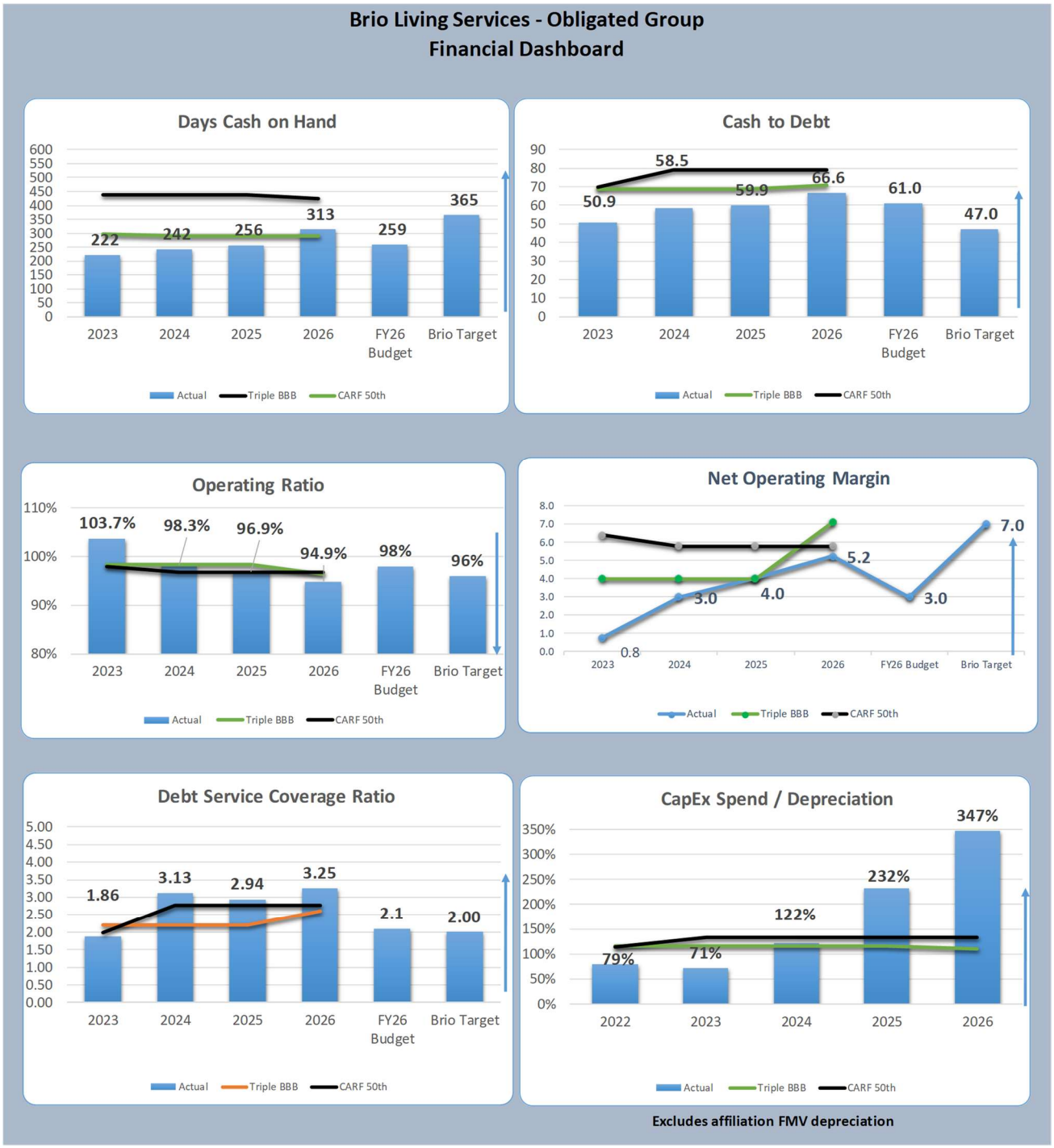
Non-operating activity is favorable to budget $5.7M primarily related to gains from investment in joint ventures and unrealized gains from investments.

Restricted Results

Restricted net assets increased approximately $1M primarily from investment income. See the statement of activities for more information.

Financial Position

The following summary includes the results of the co-obligated group of Brio Living Services:



*Note Debt Service Coverage Ratio is calculated using a rolling 12 months, consistent with covenant requirements.

Key ratios show the following:

- Net Operating Margin is favorable to budget primarily from favorable occupancy and reimbursement rates.
- Days Cash on Hand ratio is strong due to positive investment results and from the receipt of entrance fee proceeds from the new Ravines building that opened at Porter Hills Village.
- Debt Service Coverage Ratio is favorable due to income received from net life lease proceeds as well as favorable revenues from realized investment income/gains and net service revenue.

Questions are welcome and can be directed to:
Steve Fetyko, President & CEO – 734-433-1000 X 7511 or sfetyko@mybrio.org

Attached are financial statements as of and YTD through June 30, 2026.

Capital Financing Arrangements in Place as of June 30, 2026

Brio OG has the following financing arrangements:

- Brio Series 2012 limited obligation revenue bonds with an original issuance of $10M, with monthly principal and interest payments through the maturity date of November 15, 2027. These are variable rate bonds issued through the Economic Development Corporation of the Village of Chelsea and concurrently acquired by a financial institution as part of a bond purchase agreement. The bond purchase agreement has a mandatory tender date of November 1, 2019 that was extended to November 15, 2027 as of December 29, 2017. These bonds carry a variable interest rate of 65% of the combined one-month SOFR and 115 basis points through November 15, 2017, increasing to a variable interest rate of 65% of the combined one-month SOFR and 153 basis points thereafter. An interest rate swap was entered into that essentially fixes the interest rate at 2.2% on 50 percent of the outstanding principal balance. The interest rate swap expired November 1, 2019. A forward interest rate swap was entered into December 29, 2017, effective November 1, 2019, through November 15, 2027, that essentially fixes the interest rate at 2.83% on 50 percent of the outstanding principal amount.
- Brio Series 2013 limited obligation revenue bonds with an original issuance of $11M with annual principal payments and semi-annual interest payments through the maturity date of November 15, 2043. These are fixed rate bonds issued through the Michigan Strategic Fund. These bonds carry an average fixed interest rate of 6.02%. As noted below, on June 26, 2019, Brio refinanced approximately $4.4M of the 2013 limited obligation revenue bonds.
- Brio Series 2014 limited obligation revenue bonds with an original issuance of $11.5M that were used to partially fund the construction of the Cedars of Dexter. The updated bond purchase agreement has a mandatory tender date of December 2034. The Series 2014 bonds carry a variable interest rate of 79% of one-month SOFR plus 1.58% payable in monthly installments of principal and interest with a maturity date of January 1, 2041. The debt is hedged 50%; the hedged interest rate is 4.662%. The interest rate swap expires December 2034.
- In 2014 Thome PACE closed on a $4M loan to fund construction of the building. This borrowing is recorded on the Thome PACE financials but is guaranteed by the Brio OG. The balance of the loan is $1.1M as of June 30, 2026.
- In 2018 Huron Valley PACE closed on a $5.5M loan to fund construction of an expansion to the existing PACE building. This borrowing is recorded on the Huron Valley PACE financials but is guaranteed by the Brio OG. The balance of the loan is $3.5M as of June 30, 2026.

- On June 26, 2019 Brio closed on $17.2M of Limited Obligation Revenue and Revenue Refunding Bonds, with annual principal payments and semi-annual interest payments through the maturity date of November 2049. These are fixed rate bonds issued through the Michigan Strategic Fund, with a fixed interest rate of 4.05%. The proceeds were utilized to create a project fund to fund the remaining Kresge Skilled Nursing construction, refinance a portion of existing revolving loan agreement and refinance a portion of the 2013 limited obligation revenue bonds.
- In September 2020, the Obligated Group issued Series 2020 bonds in the par amount of $47,145,000 to refinance the Brio Series 2013 MSF Bonds, the Series 2013 EDC Bonds, the Series 2014 EDC Bonds, and the Series 2015 EDC Bonds. The Obligated Group also obtained a $4M term loan from a bank as part of this refinancing to pay off two of the interest rate swaps related to refinanced debt. The Obligated Group also obtained a $10M revolving loan from a bank, again as part of this refinancing, to pay off the outstanding construction revolver and an operating line of credit.
- In May 2024, the Obligated Group issued direct purchase draw-down tax exempt bonds of $15M for a new 26-unit independent living project at Porter Hills Village. The bonds are variable rate, with 50% of the notional amount hedged with a swap. The floating rate interest is 79% of (1M SOFR plus 2%). The hedged/fixed rate is 4.95%. The first principal payment is due June 1, 2026. The bonds have a mandatory tender date in 10 years from date of closing. The final maturity date is April 1, 2050.
- In December 2024, Huron Valley Pace closed on one taxable loan and one tax exempt loan. The combined $4M of loan proceeds will be used towards the purchase and improvement of a new building in Monroe, Michigan. The new site will operate as a second day center for PACE residents. This debt is guaranteed by the Obligated Group of Brio.
- In October 2025, the Obligated Group closed on Series 2025 tax-exempt bank draw-down bonds of up to $113.5M for Phase I of a multi-phase repositioning project at Porter Hills Village. The bonds are variable rate, with 75% of the notional amount hedged with a swap. The floating rate interest is 79% of (1M SOFR plus 1.45%). The hedged/fixed rate is 4.178%. The first principal payment is due May 1, 2030. The bonds have a mandatory tender date in 10 years from date of closing. The final maturity date is May 2050.

The bonds and revolving loan agreement are collateralized by a mortgage on certain real estate and related buildings and land of Brio and guaranteed by the UMRC-Porter Hills Foundation. Under the terms of the limited obligation revenue bond agreements, revolving loan agreement and master trust indenture, Brio is limited in additional borrowings and is required to satisfy certain measures of financial performance as long as the bonds are outstanding, including minimum liquidity and minimum debt service coverage.

New Independent Living Project at Porter Hills Village - The Ravines

Brio Living Services Obligated Group has completed construction of a new building consisting of 26 IL units on the existing campus of Porter Hills Village. The new project/build is called “The Ravines”. Each of the IL units are life lease units. The type of life leases being offered are 50%, 65% and 90% refundable. The Ravines building replaced townhomes that have previously been demolished and taken out of inventory. Construction of the new building commenced in May 2024, and the certificate of occupancy was received in April 2025. As of March 31, 2026, all 26 units have been occupied. See above regarding financing of project.

Brio Living Services
Balance Sheet - Obligated Group
As of June 30, 2026

	Cook Valley	Cedars of Dexter	Porter Hills Village	Chelsea Retirement Community	Meadowlark	UMRCPH Foundation	Home Health - West	Eliminations	Total	Audited
	6/30/2026	6/30/2026	6/30/2026	6/30/2026	6/30/2026	6/30/2026	6/30/2026		6/30/2026	6/30/2025 *Prior FY End
ASSETS										
Current Assets										
Cash and cash equivalents	(68,758)	(25,450)	(79,054)	27,538,771	(5,004)	1,975,894	1,803		29,338,202	18,496,983
Accounts receivable - residents	288,700	2,174	806,895	1,902,731	(4,022)	-	255,466		3,251,944	4,179,539
Prepaid expenses and other assets	35,920	200,521	445,408	1,095,987	2,919	17,495	-		1,798,250	1,123,146
AR / (AP) Intercompany	6,293,019	7,493,518	(8,865,639)	(1,155,463)	(3,088,864)	(476,773)	135		199,933	1,716,022
Total Current Assets	6,548,881	7,670,763	(7,692,390)	29,382,026	(3,094,971)	1,516,616	257,404	-	34,588,329	25,515,690
Investments										
Assets limited as to use	2,566,366	131,720	2,675,263	3,007,502	225,394	86,094,525	-		94,700,770	85,577,972
Property and equipment, net	25,345,123	13,380,536	91,559,404	64,542,675	5,015,584	629,177	-		200,472,499	178,084,893
Investment in and notes receivable from affl	-	-	15,273,394	29,228,795	-	-	-	15,982,432	60,484,621	54,512,800
Total Investments	27,911,489	13,512,256	109,508,061	96,778,972	5,240,978	86,723,702	-	15,982,432	355,657,890	318,175,665
Total Assets	**34,460,370**	**21,183,019**	**101,815,671**	**126,160,998**	**2,146,007**	**88,240,318**	**257,404**	**15,982,432**	**390,246,219**	**343,691,355**
Total Liabilities and Net Assets										
LIABILITIES										
Current Liabilities										
Accounts Payable	292,773	128,501	7,264,215	1,262,317	27,039	136,466	4,588		9,115,899	1,853,102
Current portion of long-term debt	767,996	418,762	404,856	1,050,000	47,150	-	-		2,688,764	2,591,850
Accrued liabilities and other	465,206	66,329	1,246,550	1,601,338	193,640	99,905	70,713		3,743,681	3,691,631
Total Current Liabilities	1,525,975	613,592	8,915,621	3,913,655	267,829	236,371	75,301		15,548,344	8,136,583
Long Term Liabilities										
Long-term debt - net of current portion	23,329,970	7,063,729	51,535,095	23,484,154	2,164,979	-	-	(976,044)	106,601,883	93,623,366
Deferred revenue from entrance fees	13,991,908	4,138,605	13,364,745	3,039,792	-	-	-		34,535,050	31,778,461
Refundable entrance fees	24,083,366	10,514,302	21,868,230	12,185,973	-	-	-		68,651,871	59,656,747
Fair value of interest rate swap	-	(1,541)	(359,038)	(3,360)	-	-	-		(363,939)	378,286
Total Long Term Liabilities	61,405,244	21,715,095	86,409,032	38,706,559	2,164,979	-	-	(976,044)	209,424,865	185,436,860
Total Liabilities	62,931,219	22,328,687	95,324,653	42,620,214	2,432,808	236,371	75,301	(976,044)	224,973,209	193,573,443
NET ASSETS										
Unrestricted	(28,636,688)	(1,960,278)	19,315,209	72,935,881	422,417	37,041,650	(8,059,410)	16,958,476	108,017,257	102,358,661
Current year earnings	165,839	814,610	(12,824,191)	10,530,355	(709,218)	7,211,467	8,241,513		13,430,375	5,658,595
Current year earnings - restricted	-	-	-	-	-	1,724,721	-		1,724,721	5,890,220
Restricted	-	-	-	74,548	-	42,026,109	-		42,100,657	36,210,436
Total Net Assets	(28,470,849)	(1,145,668)	6,491,018	83,540,784	(286,801)	88,003,947	182,103	16,958,476	165,273,010	150,117,912
Total Liabilities and Net Assets	**34,460,370**	**21,183,019**	**101,815,671**	**126,160,998**	**2,146,007**	**88,240,318**	**257,404**	**15,982,432**	**390,246,219**	**343,691,355**

* Certain classifications vary from actual audit report.

Brio Living Services
Statement of Activities - Obligated Group
Fiscal Year to Date Ending June 30, 2026

	Cook Valley	Cedars of Dexter	Porter Hills Village	Chelsea Retirement Community	Meadowlark	UMRCPH Foundation	Home Health - West	Total	Budget	Variance
Operating Revenue										
Net Service Revenue	5,167,743	2,935,995	21,461,907	40,956,907	2,799,043	-	2,802,530	76,124,124	74,208,620	1,915,504
Investment Income - unrestricted	883	-	6,479	671,792	1,974	3,528,696	-	4,209,824	2,907,447	1,302,377
Entrance Fee Amortization	2,229,082	774,305	2,157,950	596,462	-	-	-	5,757,800	4,702,124	1,055,677
Contributions	-	-	-	-	-	406,402	-	406,403	500,004	(93,602)
COVID Funding	-	-	403,134	576,619	-	-	-	979,752	868,567	111,185
Supplemental charges and misc revenue	477,875	244,250	4,790,728	948,217	42,361	800	2,319	6,506,551	3,633,107	2,873,444
Net assets released from restriction used in operations	-	-	-	-	-	2,445,223	-	2,445,222	1,200,000	1,245,222
Total Operating Revenue	7,875,583	3,954,550	28,820,198	43,749,997	2,843,378	6,381,121	2,804,849	96,429,676	88,019,869	8,409,807
Operating Expenses										
Salaries and wages	1,437,523	548,941	11,921,769	19,449,748	1,546,159	1,187,121	2,178,530	38,269,792	38,021,813	(247,979)
Employee Benefits	240,809	140,788	2,549,672	3,841,562	285,970	223,010	502,276	7,784,087	7,763,725	(20,361)
Operating supplies & expenses	356,217	168,433	1,754,154	3,394,995	185,194	55,183	69,838	5,984,014	6,134,818	150,804
Professional Services & Consultant Fees	113,660	97,294	728,234	663,982	65,912	300,009	49,692	2,018,784	2,195,530	176,746
Repairs & maintenance	539,217	304,526	591,319	890,088	57,941	-	-	2,383,089	2,125,295	(257,794)
Utilities	648,180	147,761	1,168,292	1,025,718	103,335	-	-	3,093,288	3,011,295	(81,993)
Depreciation and Amortization	2,050,073	581,742	3,129,996	3,916,506	292,228	25,839	4,769	10,001,152	10,635,000	633,848
Interest	1,006,966	378,993	1,756,100	1,115,332	93,221	4,953	-	4,355,566	4,561,000	205,434
Real Estate Taxes	398,014	315,511	340,887	755,187	66,613	-	-	1,876,211	2,079,024	202,813
Quality assurance assessment	-	-	44,137	716,567	-	-	-	760,703	765,362	4,659
Other	127,247	24,832	3,554,747	291,825	32,656	227,866	156,087	4,415,261	1,617,205	(2,798,055)
Management Fees	1,096,344	497,688	3,960,900	5,609,220	454,080	361,104	462,828	12,442,164	12,439,202	(2,962)
Grant Expenses	-	-	6,736	3,295	-	193,149	-	203,180	220,000	16,819
Total Operating Expenses	8,014,250	3,206,509	31,506,943	41,674,025	3,183,309	2,578,234	3,424,020	93,587,291	91,569,269	(2,018,021)
Sub-total	**(138,667)**	**748,041**	**(2,686,745)**	**2,075,972**	**(339,931)**	**3,802,887**	**(619,171)**	**2,842,386**	**(3,549,400)**	**6,391,786**
Affiliation Acct Appraisal - FMV Depreciation	(286,714)	-	2,894,834	-	369,288	-	-	2,977,409	2,977,408	-
Total Operating Income	148,047	748,041	(5,581,579)	2,075,972	(709,219)	3,802,887	(619,171)	(135,023)	(6,526,808)	6,391,786
Non-Operating Income (Loss)										
Net unrealized gain / loss on investments	-	-	-	-	-	3,359,041	-	3,359,042	-	3,359,041
Change in fair value of interest rate swap agreements	-	66,569	654,012	(3,412)	-	-	-	717,169	-	717,169
Net gain on sale of property	-	-	-	-	-	-	(29,000)	(29,000)	-	(29,000)
Net gain on joint ventures	-	-	645,306	4,853,279	-	-	-	5,498,585	2,846,596	2,651,989
Non-Operating Income (Loss)	-	66,569	1,299,318	4,849,867	-	3,359,041	(29,000)	9,545,796	2,846,596	6,699,199
Net transfers (to) from affiliates	17,792	-	(8,541,930)	3,604,516	-	(4,128,482)	8,889,684	(158,419)	8	(158,426)
Net assets released from restriction for capital	-	-	-	-	-	4,178,021	-	4,178,021	5,000,000	(821,980)
Net Income (loss)	165,839	814,610	(12,824,191)	10,530,355	(709,219)	7,211,467	8,241,513	13,430,375	1,319,796	12,110,579
Temporarily Restricted net Assets										
Restricted Contributions	-	-	-	-	-	3,520,656	-	3,520,656	5,500,000	(1,979,344)
Restricted investment income	-	-	-	-	-	4,614,431	-	4,614,431	-	4,614,431
Change in pledges bad debt	-	-	-	-	-	38,378	-	38,378	-	38,378
Change in interest and present value of charitable remai	-	-	-	-	-	174,500	-	174,500	-	174,500
Net assets released from restriction	-	-	-	-	-	(6,623,244)	-	(6,623,244)	(6,200,000)	(423,243)
Increase / (Decrease) in temporarily restricted net assets	-	-	-	-	-	1,724,721	-	1,724,721	(700,000)	2,424,722
Change in Net Assets	**165,839**	**814,610**	**(12,824,191)**	**10,530,355**	**(709,219)**	**8,936,188**	**8,241,513**	**15,155,096**	**619,796**	**14,535,301**

Brio Living Services, Inc
Obligated Group
Statement of Cash Flows
YTD as of June 30, 2026

Cash Flow from Operating Activities	
Increase (decrease) in net assets:	$ 15,155,096
Adjustments to reconcile increase in net assets to net cash from operating activities:	
Depreciation	12,978,561
Amortization of deferred life lease revenue	(5,757,800)
Realized and unrealized (gains)/loss on investments	(12,183,297)
Gain from investments in joint ventures	(5,498,585)
Gain on disposal of property and fixed assets	29,000
Provision for bad debts	81,262
Decrease (increase) in operating assets:	
Accounts receivable	846,333
Accounts receivable - affiliates	1,516,089
Pledges receivable	1,360,640
Prepaid expenses and other current assets	(675,104)
Increase (decrease) in operating liabilities:	
Accounts payable	7,262,797
Accrued and other liabilities	52,050
Interest rate swap	(717,169)
Net cash provided by operating activities*	$ 14,449,873
Cash flow from investing activities	
Additions to property and equipment	(35,395,167)
Net investment activity (purchase/sales)	1,005,424
Payments on notes receivable	57,641
Investment in related organizations	(330,000)
Net cash used in investing activities	$ (34,662,102)
Cash flows from financing activities	
Change in line of credit	1,033,731
Proceeds from construction loan	17,258,961
Proceeds from life lease obligations*	22,208,090
Refund of life lease obligations*	(4,950,647)
Principal payments on long term debt	(4,496,687)
Net cash provided by (used in) financing activities	$ 31,053,447
Net increase (decrease) in cash and cash equivalents	10,841,219
Cash and Cash equivalents beginning of year	18,496,983
Cash and restricted cash - end of year	$ 29,338,202

** A portion of the proceeds & refunds relates to operating activities*

Brio Living Services Inc
Census Report - 2025-26 Fiscal Year

		31	31	30	31	30	31	31	28	31	30	31	30	365			
	Capacity	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	FYTD	Budget	Payer Mix	Payer Mix Budget
Skilled Nursing																	
Kresge	85																
Census		83	82	84	84	83	82	81	82	83	82	82	82	82.5	82		
Occupancy %		97.7%	96.6%	98.8%	98.8%	97.5%	96.3%	94.8%	96.9%	97.5%	97.0%	96.7%	96.0%	97.1%	96.5%		
Budget Occupancy %		96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%				
Resident Days		2,574	2,546	2,519	2,604	2,485	2,538	2,497	2,307	2,569	2,473	2,549	2,449	30,110	29,930		
Private Pay		553	462	401	525	365	447	427	455	504	406	412	146	5,103	4,015	16.95%	13.4%
Medicaid		930	1,048	1,043	1,035	1,001	968	927	833	870	945	985	1,144	11,729	12,775	38.95%	42.7%
Medicare		577	489	459	525	493	574	497	530	584	442	429	410	6,009	6,205	19.96%	20.7%
Medicare HMO		511	505	526	511	549	441	605	432	588	660	650	699	6,677	6,205	22.18%	20.7%
Commercial Ins		3	42	90	8	77	108	41	57	23	20	73	50	592	730	1.97%	2.4%
Village HRC	39																
Census		38	36	35	37	38	36	34	37	38	39	38	37	36.8	38		
Occupancy %		98.3%	92.2%	90.1%	94.5%	96.2%	92.4%	87.3%	94.5%	97.4%	99.8%	96.9%	93.9%	94.5%	97.4%		
Budget Occupancy %		97.4%	97.4%	97.4%	97.4%	97.4%	97.4%	97.4%	97.4%	97.4%	97.4%	97.4%	97.4%				
Resident Days		1,188	1,115	1,054	1,142	1,126	1,117	1,056	1,032	1,178	1,168	1,171	1,099	13,446	13,870		
Private Pay		510	316	362	416	513	507	401	363	514	179	372	363	4,816	4,015	35.8%	28.9%
Medicaid		678	799	692	726	613	610	655	669	664	989	799	736	8,630	9,855	64.2%	71.1%
Medicare		-												-	-	0.0%	0.0%
Commercial Ins		-												-	-	0.0%	0.0%
Green House	20																
Census		20	19	20	20	20	18	19	19	20	19	20	20	19.4	19		
Occupancy %		98.1%	95.0%	98.2%	100.0%	99.5%	90.6%	94.4%	97.1%	98.4%	95.7%	100.0%	99.3%	97.2%	93.0%		
Budget Occupancy %		93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%				
Resident Days		608	589	589	620	597	562	585	544	610	574	620	596	7,094	6,789		
Private Pay		124	124	139	155	208	155	182	90	186	111	186	180	1,840	2,300	25.9%	33.9%
Medicaid		484	465	450	465	389	407	403	454	424	463	434	416	5,254	4,490	74.1%	66.1%
Medicare		-												-	-	0.0%	0.0%
Commercial Ins		-												-	-	0.0%	0.0%
Assisted Living																	
Glazier Commons AL	66																
Census		65	66	65	63	63	65	63	63	65	63	65	65	64	63		
Occupancy %		98.9%	100.0%	99.2%	96.1%	95.6%	98.5%	95.8%	95.8%	99.0%	95.6%	97.9%	98.6%	97.6%	95.5%		
Budget Occupancy %		95.5%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%				
Resident Days		2,023	2,047	1,964	1,966	1,892	2,015	1,960	1,770	2,025	1,892	2,004	1,953	23,511	22,995		
Village AL	66																
Census	67 (66 as of Nov	51	52	55	58	55	53	52	52	52	54	57	55	54	52		
Occupancy %		76.1%	78.1%	82.2%	86.8%	82.9%	80.1%	78.6%	79.2%	78.9%	81.2%	86.1%	84.0%	81.2%	76.9%		
Budget Occupancy %		76.9%	76.9%	76.9%	76.9%	78.1%	78.1%	78.1%	78.1%	78.1%	78.1%	78.1%	78.1%				
Resident Days		1,581	1,623	1,652	1,802	1,641	1,638	1,608	1,463	1,615	1,607	1,761	1,663	19,654	18,812		
Meadowlark AL	20																
Census		16	16	16	19	19	20	20	20	20	19	19	18	18	19		
Occupancy %		78.1%	80.0%	82.2%	93.1%	95.0%	99.4%	98.1%	100.0%	100.0%	97.2%	94.5%	90.8%	92.3%	95.0%		
Budget Occupancy %		95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%				
Resident Days		484	496	493	577	570	616	608	560	620	583	586	545	6,738	6,935		

Brio Living Services Inc
Census Report - 2025-26 Fiscal Year

		31	31	30	31	30	31	31	28	31	30	31	30	365			
	Capacity	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	FYTD	Budget	Payer Mix	Payer Mix Budget
Memory Care																	
Towsley Village MC	68																
Census		65	65	64	64	63	64	63	65	65	67	66	66	65	64		
Occupancy %		95.3%	96.0%	94.5%	94.1%	92.4%	94.1%	93.2%	95.2%	95.7%	97.9%	96.7%	97.7%	95.2%	94.1%		
Budget Occupancy %		94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	85.0%				
Resident Days		2,008	2,023	1,928	1,984	1,884	1,984	1,965	1,812	2,018	1,998	2,039	1,993	23,636	23,356		
Village MC	33																
Census		27	24	20	23	23	24	23	23	22	21	24	25	23	27		
Occupancy %		80.6%	72.7%	61.8%	71.2%	71.1%	74.2%	71.1%	68.7%	67.5%	64.0%	73.8%	75.1%	71.0%	83.2%		
Budget Occupancy %		83.2%	83.2%	83.2%	83.2%	83.2%	83.2%	83.2%	83.2%	83.2%	83.2%	83.2%	83.2%				
Resident Days		825	744	612	728	704	759	727	635	691	634	755	743	8,557	10,019		
Meadowlark MC	10																
Census		8	8	8	7	7	8	9	7	4	6	8	7	7	10		
Occupancy %		79.4%	80.0%	80.0%	73.2%	70.0%	79.0%	85.2%	70.0%	41.6%	61.0%	78.4%	65.3%	72.0%	95.0%		
Budget Occupancy %		95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%				
Resident Days		246	248	240	227	210	245	264	196	129	183	243	196	2,627	3,468		
Independent Living																	
Life Lease Move Ins																	
Actual		3	2	4	3	2	1	2	2	3	7	2	1	32			
Budget		3	3	3	3	2	2	2	2	3	3	3	3	32			
Life Lease Move Outs																	
Actual		3	2	4	2	0	1	3	2	2	3	6	2	30			
Budget		3	3	3	3	2	2	2	2	3	3	3	3	32			
Ravines Life Lease Move Ins																	
Actual		2	4	3	1	2	2	0	1	1	0	0	0	16			
Budget		4	4	4	4	1	1	0	1	1	0	0	0	20			
CRC IL	173																
Census		169	165	164	167	168	166	166	163	163	165	166	169	166	160		
Occupancy %		97.7%	95.2%	94.7%	96.3%	97.3%	96.0%	95.9%	94.4%	94.2%	95.6%	96.0%	97.5%	95.9%	92.5%		
Budget Occupancy %		92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%	92.5%				
Resident Days		5,241	5,107	4,916	5,167	5,052	5,146	5,141	4,575	5,051	4,962	5,146	5,059	60,563	58,411		
Village Center Rental	50																
Census		38	39	38	36	35	35	35	34	34	37	36	36	36	37		
Occupancy %		77.0%	78.0%	76.5%	72.3%	69.2%	69.8%	70.0%	68.6%	68.8%	73.9%	73.0%	71.0%	72.4%	74.0%		
Budget Occupancy %		74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%				
Resident Days		1,193	1,209	1,147	1,121	1,038	1,082	1,085	961	1,067	1,108	1,131	1,065	13,207	13,505		
Garden Apartments IL																	
Census	103	97	98	98	97	98	99	98	98	101	102	100	98	99	99		
Occupancy %		94.4%	95.1%	95.4%	94.5%	95.1%	96.0%	95.2%	95.5%	97.7%	98.7%	97.0%	95.1%	95.8%	96.1%		
Budget Occupancy %		96.1%	96.1%	96.1%	96.1%	96.1%	96.1%	96.1%	96.1%	96.1%	96.1%	96.1%	96.1%				
Resident Days		3,015	3,038	2,948	3,018	2,940	3,066	3,039	2,753	3,120	3,051	3,097	2,940	36,025	36,128		

Brio Living Services Inc
Census Report - 2025-26 Fiscal Year

		31	31	30	31	30	31	31	28	31	30	31	30	365			
	Capacity	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	FYTD	Budget	Payer Mix	Payer Mix Budget
Village Town Homes IL																	
Census	13	13	13	13	12	12	12	12	13	13	13	13	13	13	12		
Occupancy %		100.0%	100.0%	100.0%	92.3%	92.3%	92.3%	93.1%	100.0%	100.0%	100.0%	100.0%	100.0%	97.5%	95.0%		
Budget Occupancy %		95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%				
Resident Days		403	403	390	372	360	372	375	364	403	390	403	390	4,625	4,508		
Village Ravines IL	26																
Census		11	15	18	20	21	23	24	25	26	26	26	26	22	22		
Occupancy %		42.4%	56.8%	68.5%	76.3%	79.9%	89.7%	92.8%	96.2%	99.4%	100.0%	100.0%	100.0%	83.4%	85.8%		
Budget Occupancy %		53.8%	53.8%	69.2%	84.6%	88.5%	92.3%	92.3%	96.2%	100.0%	100.0%	100.0%	100.0%				
Resident Days		342	458	534	615	623	723	748	700	801	780	806	780	7,910	8,140		
Cedars of Dexter IL	60																
Census		58	59	58	58	59	58	58	59	59	59	59	59	59	58		
Occupancy %		97.0%	98.6%	96.9%	96.7%	98.1%	96.7%	96.9%	97.6%	97.7%	98.8%	98.9%	98.3%	97.7%	96.7%		
Budget Occupancy %		96.7%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%				
Resident Days		1,805	1,834	1,745	1,798	1,766	1,798	1,802	1,639	1,818	1,779	1,840	1,770	21,394			
Cook Valley IL	134																
Census		129	129	131	130	130	130	130	130	129	129	129	128	130	130		
Occupancy %		96.5%	96.5%	97.4%	97.0%	97.0%	97.0%	97.0%	96.7%	96.6%	96.1%	96.3%	95.7%	96.7%	97.0%		
Budget Occupancy %		97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%				
Resident Days		4,008	4,009	3,917	4,030	3,900	4,030	4,029	3,628	4,011	3,864	3,999	3,848	47,273			
Meadowlark IL	26																
Census		19	18	18	18	18	18	19	21	22	21	20	19	19	23		
Occupancy %		73.1%	70.1%	69.2%	69.2%	69.2%	69.2%	72.0%	79.9%	84.4%	81.0%	76.9%	73.8%	74.0%	89%		
Budget Occupancy %		89.4%	89.4%	89.4%	89.4%	89.4%	89.4%	89.4%	89.4%	89.4%	89.4%	89.4%	89.4%				
Resident Days		589	565	540	558	540	558	580	582	680	632	620	576	7,020	8,483		
Home Health																	
Episodes		100	111	118	134	105	116	131	121	111	115	95	24	1,281			
Budgeted Episodes		111	109	111	148	129	107	137	129	120	120	120	119		1,460		
Visits		27	28	28	21	17	13	33	25	20	24	24	8	268			
Budgeted Visits		34	34	34	34	34	34	34	34	34	34	34	34		407		

Brio Living Services Inc
Census Report - 2025-26 Fiscal Year

		31	31	30	31	30	31	31	28	31	30	31	30	365			
	Capacity	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	FYTD	Budget	Payer Mix	Payer Mix Budget
PACE																	
Life Circles Combined																	
Total Participants		466	462	462	470	476	479	475	472	476	476	483	491	474	497		
Budget		463	467	469	473	475	479	481	485	487	491	493	497				
Huron Valley PACE																	
Total Participants		290	296	295	301	299	303	299	298	304	302	304	305	300	316		
Budget		298	300	301	303	305	306	308	310	311	313	315	316				
Thome PACE																	
Total Participants		249	250	251	255	255	256	257	262	266	269	271	277	260	276		
Budget		254	256	258	260	262	264	266	268	270	272	274	276				
Pace SW MI																	
Total Participants		240	242	246	245	246	248	244	243	243	244	241	243	244			
Budget					250	254	258	262	266	270	274	278	282		282		
Avenues																	
Total Members		68	68	68	68	68	68	72	73	73	73	77	77	71	84		
Budget		63	65	68	69	71	73	74	76	78	80	81	84				
Emmanuel Hospice																	
# of Days		5,171	5,273	5,535	5,934	5,546	5,632	5,576	5,240	5,847	6,333	6,525	6,556	69,168	75,343		
Affordable Housing																	
Bailey's Grove	43																
Census		41	41	40	40	40	40	40	40	39	39	39	40	40	40		
Occupancy %		95.3%	95.3%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	90.7%	90.7%	90.7%	93.0%	92.8%	93.0%		
Harvest Way	45																
Census		43	42	42	43	43	43	43	43	44	45	44	45	43	42		
Occupancy %		95.6%	93.3%	93.3%	95.6%	95.6%	95.6%	95.6%	95.6%	97.8%	100.0%	97.8%	100.0%	96.3%	93.3%		
Oak Ridge	45																
Census		41	41	41	42	42	42	44	45	45	45	45	45	43	42		
Occupancy %		91.1%	91.1%	91.1%	93.3%	93.3%	93.3%	97.8%	100.0%	100.0%	100.0%	100.0%	100.0%	95.9%	93.3%		
River Grove	46																
Census		45	45	45	44	44	42	43	43	45	43	43	46	44	45		
Occupancy %		97.8%	97.8%	97.8%	95.7%	95.7%	91.3%	93.5%	93.5%	97.8%	93.5%	93.5%	100.0%	95.7%	97.8%		
Station Creek	49																
Census		49	49	49	48	48	48	47	47	47	48	48	48	48	46		
Occupancy %		100.0%	100.0%	100.0%	98.0%	98.0%	98.0%	95.9%	95.9%	95.9%	98.0%	98.0%	98.0%	98.0%	93.9%		
Walker Meadow	42																
Census		36	36	37	38	42	42	40	40	40	40	40	40	39	39		
Occupancy %		85.7%	85.7%	88.1%	90.5%	100.0%	100.0%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	93.5%	92.9%		
Rivertown	80																
Census		72	71	71	73	72	71	71	71	71	71	72	72	72	70		
Occupancy %		90.0%	88.8%	88.8%	91.3%	90.0%	88.8%	88.8%	88.8%	88.8%	88.8%	90.0%	90.0%	89.4%	87.5%		
Sylvan Pines	98																
Census		96	96	96	96	95	92	95	96	95	95	96	97	95			
Occupancy %		98.0%	98.0%	98.0%	98.0%	96.9%	93.9%	96.9%	98.0%	96.9%	96.9%	98.0%	99.0%	97.4%	96.9%		

Brio Living Services, Inc. Obligated Group

Days Cash on Hand - Liquidity Covenant

Rolling 12 Months Ended June 30, 2026

Total Unrestricted Cash and Investments	
Cash and cash equivalents	29,338,000
Assets limited as to use	94,701,000
Deduct Restricted Cash & Investments	
Life lease escrow	(949,000)
Assets limited as to use under indenture	(7,657,000)
Investment with donor restrictions	(43,825,000)
(A) Total Unrestricted Cash and Investments	**71,608,000**
Operating expenses, less certain noncash expenses	
Operating expenses	96,565,000
Deduct:	
Depreciation expense	(12,979,000)
Provision for bad debts	(81,000)
(B) Operating expenses, less certain noncash expenses	**83,505,000**
Days Cash on Hand (A)/[(B)/365]	**313**
Required Days Cash on Hand	**150**

Brio Living Services, Inc. Obligated Group

Historical Debt Service Coverage Ratio

Rolling 12 Months Ended June 30, 2026

Total Funds Available for Debt Service	
Increase (Decrease) in net assets without donor restrictions	13,430,000
Add (deduct):	
Depreciation expense	12,979,000
Interest expense	4,356,000
Amortization of entrance fees	(5,758,000)
Proceeds from nonrefundable and refundable entrance fees - Turnover units	15,448,000
Refunds of nonrefundable and refundable entrance fees	(4,434,000)
Net unrealized (gain)/loss on investments	(3,359,000)
Net unrealized (gain)/loss on investment in joint ventures	(5,499,000)
Change in fair value of interest rate swap agreements	(717,000)
Gain on disposal of assets	29,000
Net transfers to affiliates	158,000
Net assets released from restriction for capital purchases	(4,178,000)
(A) Income Available for Debt Services	22,455,000
(B) Debt Service Requirements	6,900,000
Historical Debt Service Coverage Ratio (A)/(B)	**3.3**
Required Historical Debt Service Coverage Ratio	**1.2**

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Chelsea Retirement Community						
Independent Living:						
Entrance Fee	$39,650-$465,932	$40,840-$489,229	$71,349-$518,583	$74,135-$560,070	$78,662-$616,077	$48,695-$677,685
Monthly Fee (incl Rentals)	$2,110-$5,764	$2,173-$5,937	$2,257-$6,352	$1,889-$6,712	$1,965-$6,981	$2,024-$7,190
Assisted Living (daily rate)	$249-$301	$249-$301	$288-$312	$299-$324	$312-$339	$323-$351
Memory Care (daily rate)	$302	$302	$314	$329	$344	$356
Skilled Nursing Facility (daily rate)	$356-$423	$433	$449	$471	$499	$519
Porter Hills Village						
Independent Living:						
Entrance Fee	$177,458+	$186,331+	$200,306+	$220,307-$830,378	$279,485-$892,657	$265,285-$999,776
Monthly Fee (incl Rentals)	$1,114-$1,956	$1,720-$3,051	$2,760-$3,350	$2,791-$3,373	$2,931 -$3,897	$3,063-$4,072
Assisted Living (daily rate)	$159-$207	$162-$212	$170-$316	$176-$393	$182-$402	$182-$402
Memory Care (daily rate)	$222-$227	$226-$316	$237-$332	$246-$344	$255-$356	$255-$356
Skilled Nursing Facility (daily rate)	$324-$490	$332-$515	$342-$530	$424-$555	$445-$578	$458-$592
Cedars of Dexter						
Independent Living:						
Entrance Fee	$180,073-$522,475	$185,475-$538,149	$194,749-$565,065	$204,486-$593,309	$214,710-$622,974	$225,446-$654,123
Monthly Fee	$2,932-$3,729	$3,020-$3,841	$3,231-$4,400	$3,418-$4,649	$3,555-$4,835	$3,697-$5,028
Cook Valley Estates						
Independent Living:						
Entrance Fee	$267,189+	$275,205+	$283,461+	$383,427-$1,270,768	$412,184-$1,366,075	$362,008-$1,475,361
Monthly Fee	$1,006-$3,098	$2,200-$3,522	$2,840-$3,747	$2,975-$3,926	$3,168-$4,179	$3,168-$4,388
Meadowlark Retirement Community						
Independent Living:						
Monthly Fee	$2,168-$3,098	$2,244-$3,206	$2,401-$3,431	$2,545-$3,637	$2,672-$3,819	$2,752-$3,934
Assisted Living	$4,233-$5,163	$4,381-$5,344	$4,688-$5,718	$4,969-$6,061	$5,217 -$6,364	$5,478-$6,682
Memory Care	$6,298	$6,518	$6,975	$7,392	$7,762	$8,150

As of June 30, 2026, the Chelsea Retirement Community has a wait list of 53 prospective residents who have escrowed deposits with the Corporation for independent living life lease units. There are also approximately 314 residents on the waitlist for rental units.

As of June 30, 2026, the Cedars of Dexter has a wait list of 87 prospective residents who have escrowed deposits with the Corporation for independent living units.

As of June 30, 2026, Porter Hills Village has a wait list of 102 prospective residents who have escrowed deposits with PHPV for independent living units.

As of June 30, 2026, Cook Valley Estates has a wait list of 94 prospective residents who have escrowed refundable deposits for independent living units.

Brio Living Services, Inc.

Active CUSIPS as of June 30, 2026

CUSIP	Series of Debt
594698KZ4	Series 2013
594698LA8	Series 2013
594698LB6	Series 2013
594698LC4	Series 2013
594698LD2	Series 2013
594698LE0	Series 2013
594698LF7	Series 2013
594698QW5	Series 2019
594698QX3	Series 2019
594698QY1	Series 2019
594698QZ8	Series 2019
594698RA2	Series 2019
594698RB0	Series 2019
594698RC8	Series 2019
594698RD6	Series 2019
386211BB1	Series 2020
386211BC9	Series 2020
386211BD7	Series 2020
594698RQ7	Series 2020
594698RR5	Series 2020
594698RS3	Series 2020