

**MASONIC VILLAGES OF THE GRAND LODGE OF PENNSYLVANIA**  
**YEARS ENDED DECEMBER 31ST**

FILENAME: MVUS16

20-Feb-2017

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
<b>SUMMARY OF OCCUPANCY - ALL LOCATIONS</b>						
Nursing Facility:						
Average Available Beds	663.6	650.4	652.3	652.5	673.3	684.0
Average Daily Occupancy	630.1	616.5	636.0	630.9	647.8	660.8
Percent Occupancy	95.0%	94.8%	97.5%	96.7%	96.2%	96.6%
Personal Care:						
Average Available Beds	259.6	258.9	259.2	257.8	238.5	242.8
Average Daily Occupancy	247.6	247.5	250.8	249.9	230.6	229.5
Percent Occupancy	95.4%	95.6%	96.8%	96.9%	96.7%	94.5%
Retirement Living:						
Average Available Units	1,342.6	1,379.8	1,403.2	1,435.0	1,458.4	1,496.0
Occupancy	1,231.4	1,271.9	1,304.2	1,344.5	1,389.4	1,426.8
Percent Occupancy	91.7%	92.2%	92.9%	93.7%	95.3%	95.4%

**PAYOR MIX - ALL LOCATIONS**

Nursing Facility:						
Private	31.47%	33.87%	34.42%	31.95%	32.32%	30.77%
Life care	4.90%	4.59%	5.57%	7.10%	7.93%	8.77%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Medicaid	60.30%	57.42%	56.33%	56.54%	54.79%	56.40%
Medicare	3.33%	4.12%	3.68%	4.41%	4.96%	4.06%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Personal Care Facility:						
Private	44.24%	40.46%	41.87%	40.78%	32.02%	34.42%
Life care	7.14%	6.90%	5.36%	6.91%	7.51%	8.24%
Charity care	48.62%	52.64%	52.77%	52.31%	60.47%	57.34%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Retirement Living:						
Private	94.09%	94.60%	94.94%	95.14%	94.63%	95.45%
Charity care	5.91%	5.40%	5.06%	4.86%	5.37%	4.55%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

Note: Data for 2011 through 2016 consists of the Masonic Village at Elizabethtown, the Masonic Village at Warminster, the Masonic Village at Sewickley, the Masonic Village at Lafayette Hill and the Masonic Village at Dallas.

All data is based on weighted averages.

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<b>SUMMARY OF OCCUPANCY - MASONIC VILLAGE AT ELIZABETHTOWN</b>						
Nursing Facility:						
Average Available Beds	448.0	437.2	436.1	436.5	446.6	453.0
Average Daily Occupancy	423.0	412.5	424.7	418.7	426.4	435.2
Percent Occupancy	94.4%	94.4%	97.4%	95.9%	95.5%	96.1%
Personal Care:						
Average Available Beds	124.7	125.1	125.4	123.8	115.1	123.7
Average Daily Occupancy	120.6	120.1	122.0	120.0	112.1	114.5
Percent Occupancy	96.7%	96.0%	97.3%	96.9%	97.4%	92.6%
Retirement Living:						
Average Available Units	890.6	927.5	950.2	982.0	983.0	983.0
Occupancy	829.3	859.2	890.3	934.1	952.4	945.2
Percent Occupancy	93.1%	92.6%	93.7%	95.1%	96.9%	96.2%

**PAYOR MIX - MASONIC VILLAGE AT ELIZABETHTOWN**

Nursing Facility:						
Private	34.47%	37.97%	38.84%	36.54%	36.44%	34.29%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Medicaid	62.44%	58.33%	57.36%	58.47%	57.96%	61.26%
Medicare	3.09%	3.70%	3.80%	4.99%	5.60%	4.45%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Personal Care Facility:						
Private	50.77%	44.21%	46.71%	41.84%	31.12%	38.35%
Charity care	49.23%	55.79%	53.29%	58.16%	68.88%	61.65%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Retirement Living:						
Private	91.58%	92.36%	92.91%	93.24%	92.39%	93.33%
Charity care	8.42%	7.64%	7.09%	6.76%	7.61%	6.67%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

Although the Masonic Village at Elizabethtown nursing facility continues to maintain its license for 453 beds, renovations in progress during 2011, 2012, 2013, 2014 and 2015 resulted in temporary reductions in the number of available beds.

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<b>SUMMARY OF OCCUPANCY - MASONIC VILLAGE AT WARMINSTER</b>						
Nursing Facility:						
Licensed and Available Beds	28.0	28.0	28.0	28.0	38.7	43.0
Average Daily Occupancy	27.7	27.8	27.7	27.6	38.3	42.0
Percent Occupancy	98.9%	99.3%	98.9%	98.6%	99.0%	97.7%
Personal Care:						
Average Available Beds	33.0	33.0	33.0	33.0	23.1	19.0
Average Daily Occupancy	32.3	31.6	31.9	32.0	22.5	18.8
Percent Occupancy	97.9%	95.8%	96.7%	97.0%	97.4%	98.9%

**PAYOR MIX - MASONIC VILLAGE AT WARMINSTER**

Nursing Facility:						
Private	29.25%	18.42%	17.03%	19.88%	28.18%	28.37%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Medicaid	68.67%	79.89%	81.45%	77.30%	70.21%	70.17%
Medicare	2.08%	1.69%	1.52%	2.82%	1.61%	1.46%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Personal Care Facility:						
Private	29.40%	32.18%	34.87%	42.23%	27.60%	15.82%
Charity care	70.60%	67.82%	65.13%	57.77%	72.40%	84.18%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

Note: Masonic Village at Warminster, located in Warminster, Pennsylvania, became part of Masonic Villages on January 1, 1998. Prior to that date, this 62 bed facility was owned and operated by the Grand Chapter of the Order of Eastern Star, Inc..

During April 2015, the Masonic Village at Warminster obtained Medical Assistance certification for 15 additional beds. This was achieved by removing 14 beds from the personal care facility and converting them to nursing facility beds. As of April 30, 2015, the Masonic Village at Warminster had 43 beds available for nursing care and 19 beds available for personal care.

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<b>SUMMARY OF OCCUPANCY - MASONIC VILLAGE AT LAFAYETTE HILL</b>						
Nursing Facility:						
Licensed and Available Beds	60.0	60.0	60.0	60.0	60.0	60.0
Average Daily Occupancy	58.4	58.9	58.7	58.8	58.3	58.8
Percent Occupancy	97.3%	98.2%	97.8%	98.0%	97.2%	98.0%
Personal Care:						
Average Available Beds	39.0	39.4	39.2	40.2	39.9	39.4
Average Daily Occupancy	37.3	37.2	37.4	39.0	38.8	38.4
Percent Occupancy	95.6%	94.4%	95.4%	97.0%	97.2%	97.5%
Retirement Living:						
Average Available Units	98.0	98.0	98.0	98.0	120.4	158.0
Occupancy	90.4	93.9	93.3	95.1	109.8	149.7
Percent Occupancy	92.2%	95.8%	95.2%	97.0%	91.2%	94.7%

**PAYOR MIX - MASONIC VILLAGE AT LAFAYETTE HILL**

Nursing Facility:						
Private	29.01%	28.57%	31.45%	33.80%	33.28%	34.28%
Life care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Medicaid	67.01%	67.84%	64.42%	62.20%	63.16%	61.91%
Medicare	3.98%	3.59%	4.13%	4.00%	3.56%	3.81%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Personal Care Facility:						
Private	56.06%	48.48%	49.23%	54.10%	43.83%	41.87%
Charity care	43.94%	51.52%	50.77%	45.90%	56.17%	58.13%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Retirement Living:						
Private	98.04%	98.26%	98.25%	99.03%	99.26%	99.46%
Charity care	1.96%	1.74%	1.75%	0.97%	0.74%	0.54%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

Note: Masonic Village at Lafayette Hill, located in Lafayette Hill, Pennsylvania, became part of Masonic Villages on January 1, 2004. Prior to that date, this facility was owned and operated by the Masonic Home of Pennsylvania, Inc..

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<b>SUMMARY OF OCCUPANCY - MASONIC VILLAGE AT SEWICKLEY</b>						
Nursing Facility:						
Average Available Beds	127.6	125.2	128.2	128.0	128.0	128.0
Average Daily Occupancy	121.0	117.3	124.9	125.8	124.8	124.8
Percent Occupancy	94.8%	93.7%	97.4%	98.3%	97.5%	97.5%
Personal Care:						
Average Available Beds	62.9	61.4	61.6	60.8	60.4	60.7
Average Daily Occupancy	57.4	58.6	59.5	58.9	57.2	57.8
Percent Occupancy	91.3%	95.4%	96.6%	96.9%	94.7%	95.2%
Retirement Living:						
Average Available Units	271.0	271.3	272.0	272.0	272.0	272.0
Occupancy	256.8	255.3	254.1	245.7	249.0	249.9
Percent Occupancy	94.8%	94.1%	93.4%	90.3%	91.5%	91.9%

**PAYOR MIX - MASONIC VILLAGE AT SEWICKLEY**

Nursing Facility:						
Private	22.66%	25.77%	24.69%	18.47%	19.09%	17.64%
Life care	25.52%	24.14%	28.34%	35.58%	41.14%	46.42%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Medicaid	47.65%	43.66%	43.44%	42.92%	35.31%	32.22%
Medicare	4.17%	6.43%	3.53%	3.03%	4.46%	3.72%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Personal Care Facility:						
Private	31.16%	32.15%	31.08%	28.96%	27.51%	27.74%
Life care	30.82%	29.15%	22.58%	29.35%	30.29%	32.69%
Charity care	38.02%	38.70%	46.34%	41.69%	42.20%	39.57%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Retirement Living:						
Private	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

**Note:** The Masonic Village at Sewickley, located in Sewickley, Pennsylvania, was purchased by Masonic Villages on June 1, 1999. Prior to that date, this 128 bed nursing facility was owned and operated by the Valley Care Association.

In late November 2001, the Masonic Village at Sewickley opened a new, 64-bed personal care facility. Many of the initial residents admitted to the new personal care facility were transferred from Masonic Eastern Star Home - West, which closed on November 26, 2001.

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<b>SUMMARY OF OCCUPANCY - MASONIC VILLAGE AT DALLAS</b>						
Retirement Living:						
Average Available Units	83.0	83.0	83.0	83.0	83.0	83.0
Occupancy	54.9	63.5	66.5	69.6	78.2	82.0
Percent Occupancy	66.1%	76.5%	80.1%	83.9%	94.2%	98.8%

**PAYOR MIX - MASONIC VILLAGE AT DALLAS**

Retirement Living:						
Private	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Charity care	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

Note: The Masonic Village at Dallas, located in Dallas, Pennsylvania, opened its first Retirement Living cottages in January 2007.