

**ANNUAL BUDGET**  
**for the year ending December 31, 2024**

# **Newcastle Place**

A Lifespace Community

# Newcastle Place 2024 Budget

## GAAP Balance Sheet

<b>Total Assets</b>	<b>109,515</b>
Total Liabilities	126,394
Total Equity	<u>(16,879)</u>
<b>Total Liabilities and Equity</b>	<b>109,515</b>

## GAAP Operating Statement

### Revenues

Independent Living Fees	\$11,242
Entrance fees earned/cancellation penalties	1,135
Skilled nursing, assisted living fees and memory support, net	<u>12,284</u>
	24,661

### Expenses

Operating expenses:	
Salaries and benefits	11,283
General and administrative	4,287
Plant operations	1,585
Housekeeping	163
Dietary	2,257
Medical and other resident care	357
Depreciation	3,300
Amortization	6,130
Interest	<u>1,792</u>
	<u>31,154</u>
Deficit of revenues over expenses	(6,493)
Net Assets Beginning of Year	<u>(10,386)</u>
Net Assets End of Year	<u><u>(16,879)</u></u>

# Newcastle Place 2024 Budget

## Cash Flow Statement

### Cash Flows from Operating Activities

Change in Net Assets	(6,493)
Adjustments to Reconcile Changes in Net Assets to: Net Cash Provided by Operating Activities:	
Entrance Fees Earned	(1,135)
Depreciation and Amortization	9,430
Changes in Operating Assets and Liabilities:	
Accounts and Other Receivables, Inventories, and Prepaid Insurance and Other *	-
Trade Accounts Payable and Accrued Liabilities *	-
Net Cash Provided by Operating Activities	<u>1,802</u>

### Cash Flows from Investing Activities

Purchases of Property and Equipment	(2,016)
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### Cash Flows from Financing Activities

Payment on Long-Term Debt	(1,936)
Proceeds from Entrance Fees	10,370
Refunds of Refundable Entrance Fees	(7,428)
Net Cash Provided by Financing Activities	<u>1,006</u>

Net Increase in Cash Equivalents	792
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Cash Equivalents - Beginning of Year	<u>8,652</u>
Cash Equivalents - End of Year	<u><u>9,444</u></u>

\* Lifespace does not budget for working capital changes.

# Newcastle Place 2024 Budget

## Capital Expenditures

Plant	1,410
Environmental Services	10
Culinary	50
Information Technology	212
General & Administrative	142
Residential Services	10
Leisure Services	15
Skilled Nursing	95
Assisted Living	2
Memory Support	70
Total	<u>2,016</u>

# Newcastle Place 2024 Budget

## Pricing for Higher Levels of Living

*Private rates:*

Memory Support - \$9,335 / month

Assisted Living - Ranges from \$6,739 to \$7,901 / month

Skilled Nursing - \$514 / daily

# 2024 Independent Living Pricing

Carriage Home Type	SqFl.	First Person Monthly Fee	Two Persons* Monthly Fee	70% ROC Entrance Fee Range
<b>North Campus Carriage Homes</b>				
2 BR Gull	1,718	\$7,103	\$8,047	\$530,233 - \$550,506
2 BR Swan	1,718	\$7,103	\$8,047	\$530,233
<b>South Campus Carriage Homes</b>				
2 BR Magnolia	1,830	\$7,103	\$8,047	\$508,915 - \$524,590
2 BR Cedar	1,854	\$7,103	\$8,047	\$523,545
2 BR Dogwood	1,854	\$7,103	\$8,047	\$507,766 - \$523,545
2 BR Birch	1,857	\$7,103	\$8,047	\$522,396
2 BR Maple	1,905	\$7,282	\$8,226	\$508,915 - \$524,590
2 BR Great Oak	1,913	\$7,282	\$8,226	\$524,590
2 BR Elm	1,972	\$7,282	\$8,226	\$537,026
2 BR Fig	1,982	\$7,282	\$8,226	\$508,915 - \$531,383

\*Two Persons Monthly Fee includes the Second Person Monthly Fee of: \$1,635 for the apartments or \$944 for the Carriage homes. The entrance fee includes a one-time Working Capital Fee of 7%. Prices are subject to change. Please consult with your Sales Counselor for updated pricing. All Carriage homes include a Sunroom.

**NEWCASTLE PLACE** |



A LIFESPAC COMMUNITY®



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# 2024 Independent Living Pricing

Apartment Type	SqFt.	First Person Monthly Fee	Two Persons* Monthly Fee	90% ROC Entrance Fee Range
<b>North Campus Apartment Residences</b>				
1 BR Finch	633	\$3,574	\$4,518	\$268,461
1 BR Sparrow	786	\$3,788	\$5,423	\$294,377
1 BR Wren	849	\$4,216	\$5,851	\$344,850
2 BR Robin	965	\$5,464	\$7,099	\$416,746 - \$449,350
2 BR Dove	1,045	\$6,168	\$7,803	\$468,474 - \$492,091
2 BR Cardinal Den	1,296	\$6,630	\$8,265	\$529,084
2 BR Oriole Den	1,400	\$7,105	\$8,740	\$555,000
2 BR Combination	1,266	\$8,022	\$9,657	\$524,590
3 BR Owl	1,368	\$7,331	\$8,966	\$559,493 - \$570,675
<b>South Campus Apartment Residences</b>				
1 BR Valley Den	904	\$3,933	\$5,568	\$275,253 - \$294,377
2 BR Meadow	1,035	\$5,232	\$6,867	\$433,675
2 BR Shore	1,159	\$6,013	\$7,648	\$444,857 - \$462,831
2 BR Glen	1,212	\$6,557	\$8,192	\$504,422
3 BR Prairie	1,604	\$6,918	\$8,553	\$487,597 - \$576,318

\* Two Persons Monthly Fee includes the Second Person Monthly Fee of: \$1,635 for the apartments or \$944 for the Carriage homes. The entrance fee includes a one-time Working Capital Fee of 7%. Prices are subject to change. Please consult with your Sales Counselor for updated pricing. All Carriage homes include a Sunroom.

