



LIFESPIRE

Faith. Wellness. Community.

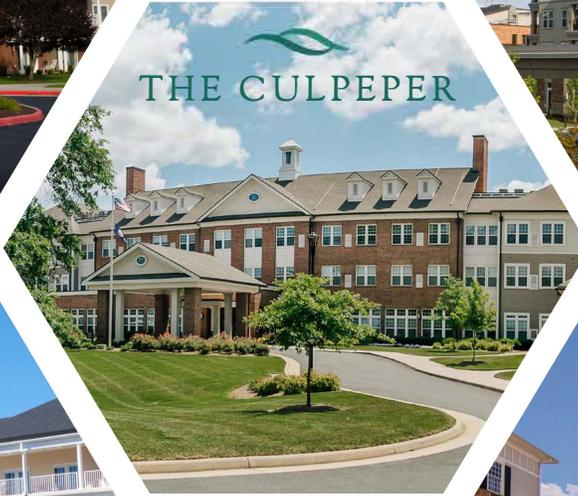
THE GLEBE



LAKEWOOD



THE CULPEPER



THE CHESAPEAKE



THE SUMMIT



AGESMART



VIRGINIA BAPTIST HOMES, INC. DBA LIFESPIRE OF VIRGINIA

REPORT FOR THE MUNICIPAL SECURITIES RULEMAKING
BOARD, VIA ELECTRONIC MUNICIPAL MARKET ACCESS

As of December 31, 2025



Quarterly Continuing Disclosure Information As of December 31, 2025

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Virginia Baptist Homes, Inc., dba LifeSpire of Virginia

TO: Municipal Securities Rulemaking Board, via
Electronic Municipal Market Access
Digital Assurance Certification, LLC
US Bank, Master Trustee
Truist Bank, Trustee
Bondholders and Other Interested Parties

FROM: Robin Ransom, Chief Financial Officer

DATE: February 11, 2026

SUBJECT: Quarterly Disclosure for LifeSpire of Virginia and its Obligated Group:

Economic Development Authority of the City of Newport News, Virginia
Residential Care Facilities Revenue Refunding Bonds
(LifeSpire of Virginia), Series 2016

Economic Development Authority of Henrico County, Virginia
Residential Care Facilities Revenue and Refunding Bonds
(LifeSpire of Virginia), Series 2017C

Virginia Small Business Financing Authority
Residential Care Facilities Revenue and Refunding Bonds
(LifeSpire of Virginia), Series 2021

Virginia Small Business Financing Authority
Residential Care Facilities Revenue and Refunding Bonds
(LifeSpire of Virginia), Series 2024

Virginia Baptist Homes, Inc. dba LifeSpire of Virginia, Lakewood Manor Baptist Retirement Community, Inc. dba Lakewood, Culpeper Baptist Retirement Community, Inc. dba The Culpeper, Newport News Baptist Retirement Community, Inc. dba The Chesapeake, The Glebe, Inc. dba The Glebe, and Lynchburg Baptist Retirement Community, LLC dba The Summit collectively comprise the Obligated Group (“Obligated Group”) that is obligated to make payments on the above-described Bonds (“Bonds”). Each is a Virginia non-stock corporation or limited liability company. Pursuant to its continuing disclosure obligations under the agreements executed in connection with the issuance of the Bonds, the Obligated Group submits the attached quarterly filing for the period ended December 31, 2025.

If there are questions, please feel free to contact:

Robin Ransom, Chief Financial Officer
Phone: (804) 521-9206 Email: Robin.Ransom@lifespireliving.org



LIFESPIRE OF VIRGINIA AND SUBSIDIARIES
STATEMENT OF OPERATIONS
Obligated Group

	Month Ended				
	December 31, 2025		Increase	2024	Increase
	Actual	Budget	(Decrease)	Prior Year	(Decrease)
OPERATING REVENUES, GAINS, AND OTHER SUPPORT					
Resident Services	53,338,089	52,337,621	1,000,468	49,951,423	3,386,666
Healthcare Services	52,583,383	50,217,562	2,365,822	48,665,920	3,917,463
Earned Entrance Fees	22,253,936	20,588,671	1,665,264	21,570,635	683,301
Admin Fee Revenue	2,094,626	1,877,844	216,782	1,136,824	957,802
Home Care Revenue	1,331,167	1,131,822	199,345	1,042,837	288,331
CCAH Revenue	926,016	955,200	(29,184)	747,489	178,526
Contributions/Donations	-	6,500	(6,500)	23,962	(23,962)
Investment Income (Loss)	5,710,490	1,976,776	3,733,714	4,510,823	1,199,667
Other Operating Revenues	3,093,448	2,608,624	484,824	1,815,893	1,277,554
Subsidy from VBH Foundation	1,238,175	1,757,274	(519,100)	1,224,749	13,426
Total Operating Revenues, Gains, and Other Support	<u>142,569,329</u>	<u>133,457,894</u>	<u>9,111,435</u>	<u>130,690,555</u>	<u>11,878,774</u>
OPERATING EXPENSES					
General & Administrative	24,003,962	23,957,445	46,517	25,485,864	(1,481,902)
Resident Services	4,638,235	4,646,439	(8,203)	4,468,723	169,513
Healthcare Services	37,976,833	35,686,000	2,290,832	36,215,230	1,761,603
Dining Services	20,283,619	20,142,578	141,041	19,261,818	1,021,801
Environmental Services	5,169,103	5,606,025	(436,921)	5,298,904	(129,801)
Plant Operations	12,800,728	13,011,016	(210,288)	12,071,756	728,972
Home Care Services	1,195,171	767,193	427,978	846,049	349,122
Depreciation/Amortization	20,144,125	20,682,271	(538,147)	19,372,766	771,359
Interest Expense	8,992,304	9,966,150	(973,846)	10,789,352	(1,797,048)
Other	253,052	275,316	(22,264)	280,586	(27,534)
Total Operating Expenses	<u>135,457,132</u>	<u>134,740,434</u>	<u>716,698</u>	<u>134,091,048</u>	<u>1,366,085</u>
OPERATING INCOME (LOSS)	7,112,196	(1,282,540)	8,394,736	(3,400,493)	10,512,690
NONOPERATING INCOME (LOSS)					
Deferred Financing Cost Write-off	-	-	-	(701,936)	701,936
Gain/(Loss) on Refinancing of Debt	-	-	-	(798,013)	798,013
Change in Present Value of Trusts and Annuities	-	-	-	-	-
Unrealized Gain (Loss) on Investments	9,623,217	2,060,000	7,563,217	2,483,282	7,139,935
Temporarily Restricted Gifts-Net	(1,479,505)	-	(1,479,505)	132,449	(1,611,954)
Total Nonoperating Income (Loss)	<u>8,143,712</u>	<u>2,060,000</u>	<u>6,083,712</u>	<u>1,115,782</u>	<u>7,027,930</u>
EXCESS (DEFICIT) OF REVENUES, GAINS AND OTHER SUPPORT OVER (UNDER) EXPENSES	15,255,909	777,460	14,478,449	(2,284,711)	17,540,620
Temporarily restricted net assets					
Gifts, grants and bequests	-	-	-	426,223	(426,223)
Reclassification of net assets	(2,581,410)	-	(2,581,410)	(416,301)	(2,165,109)
Net assets released from restrictions	-	-	-	(586,153)	586,153
Increase in temporarily restricted net assets	<u>(2,581,410)</u>	<u>-</u>	<u>(2,581,410)</u>	<u>(576,231)</u>	<u>(2,005,179)</u>
Permanently restricted net assets					
Change in present value of perpetual trust funds	-	2,000	(2,000)	678,426	(678,426)
Reclassification of net assets	(1,817,756)	-	(1,817,756)	283,852	(2,101,609)
Increase in permanently restricted net assets	<u>(1,817,756)</u>	<u>2,000</u>	<u>(1,819,756)</u>	<u>962,278</u>	<u>(2,780,035)</u>
Increase (Decrease) in net assets	10,856,743	779,460	10,077,283	(1,898,664)	12,755,406
Net assets at beginning of year	<u>(53,506,703)</u>	<u>(53,506,703)</u>	<u>-</u>	<u>(51,608,039)</u>	<u>(1,898,664)</u>
Net assets at end of period	<u>(42,649,960)</u>	<u>(52,727,243)</u>	<u>10,077,283</u>	<u>(53,506,703)</u>	<u>10,856,743</u>



LIFESPIRE OF VIRGINIA AND SUBSIDIARIES
BALANCE SHEET
Obligated Group

	2025	2024
	December YTD	December YTD
ASSETS		
Current assets:		
Cash & Equivalents	4,095,527	3,581,964
Current portion of assets whose use is limited	983,198	1,014,322
Accounts receivable	4,596,219	4,026,707
Notes receivable	2,185,184	2,825,025
Prepaid expenses	5,739,735	12,119,009
Due from affiliates	2,568,129	6,925,826
Other Assets	2,987,076	3,315,817
Total current assets	23,155,067	33,808,670
Investments	79,943,108	69,234,823
Beneficial Interest in Perpetual Trusts	9,307,243	9,307,243
Assets whose use is limited:		
Externally restricted under bond indenture agreement (held by trustee)	76,591,504	121,118,660
Investments-limited use	-	124,343
Total assets whose use is limited	76,591,504	121,243,003
 Property, plant and equipment, less accumulated depreciation of -\$269,572,053 in 2025 and -\$249,312,534 in 2024	336,574,153	288,679,774
Other assets:		
Deferred costs	6,493,261	6,770,905
Total other assets	6,493,261	6,770,905
TOTAL ASSETS	532,064,336	529,044,418
 LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable	10,893,679	13,226,673
Salaries and wages	3,984,844	3,737,404
Other payables	1,687,319	3,937,638
Deposits from prospective residents	3,667,350	3,242,070
Current Portion of Long Term Debt	7,435,000	7,015,000
Total current liabilities	27,668,193	31,158,786
Advance fees:		
Deferred revenue from advance fees	86,344,657	82,395,875
Deferred revenue from advance fees, subject to refund	124,752,575	106,383,135
Total Advance Fees	211,097,232	188,779,010
Other Liabilities:		
Long-term debt, less current portion	335,948,873	362,613,326
Total liabilities	574,714,297	582,551,121
Net assets:		
Unrestricted net assets	(51,602,454)	(67,536,789)
Temporarily restricted net assets	223,676	2,805,086
Permanently restricted net assets	8,728,817	11,224,999
Total net assets	(42,649,960)	(53,506,703)
 TOTAL LIABILITIES AND NET ASSETS	532,064,336	529,044,418



LIFESPIRE OF VIRGINIA AND SUBSIDIARIES
STATEMENT OF CASH FLOWS
Obligated Group

	For the Year Ended	
	December 31,	
	2025	2024
Cash flows from operating activities		
Increase/(Decrease) in net assets	\$ 10,856,743	\$ (1,898,664)
Adjustments to reconcile decrease in net assets to net cash provided by operating activities:		
Amortization of deferred revenue from advance fees	(22,559,571)	(22,707,459)
Proceeds from advance fees and deposits	52,295,386	30,556,881
Amortization of deferred financing costs	277,644	-
Provision for Bad Debts	(177,697)	(1,355,129)
Provision for depreciation	20,259,519	19,525,318
Net realized and unrealized (gains) losses on long-term investments	(9,623,217)	(2,483,282)
Other		
Decrease (increase) in operating assets:		
Accounts receivable	(391,816)	4,939,663
Interest receivable	-	-
Prepaid expense	6,379,274	(10,999)
Notes Receivable	639,841	159,421
Other current assets	328,741	(2,423,072)
Increase (decrease) in operating liabilities:		
Accounts payable	(2,332,994)	4,346,642
Deferred Revenue	-	185,525
Salaries and wages	247,440	714,641
Interest payable	(2,250,319)	(4,544,777)
Lease payable	-	(340,455)
Deposits from prospective residents	1,196,800	2,637,830
Net cash (used in) provided by operating activities	55,145,775	27,302,084
Cash flows from investing activities		
Acquisition of property, plant and equipment	(68,153,899)	(37,008,968)
Change in investments and assets whose use is limited:		
Change in cash and cash equivalents	44,233,243	(125,068,804)
Net (Purchases)/Sales of Investments	-	5,446,013
Net cash used in investing activities	(23,920,656)	(156,631,759)
Cash flows from financing activities		
Other financing activities:		
Refunds of advance fees and deposits	(8,189,113)	(7,553,105)
Proceeds from debt issuance	-	168,635,882
Payments on long-term debt	(22,522,444)	(46,926,631)
Increase in other liabilities	-	(7,551,430)
Net cash provided by financing activities	(30,711,557)	106,604,716
Net increase (decrease) in cash and cash equivalents	513,563	(22,724,959)
Cash and cash equivalents at beginning of year	3,581,964	26,306,923
Cash and cash equivalents at end of period	\$ 4,095,527	\$ 3,581,964

STATISTICAL SUMMARY
Average Year-to-Date Through 12/31/2025

	UNITS AVAILABLE					UNITS OCCUPIED					OCCUPANCY PERCENT				
	ILU	AL	MS	HC	Total	ILU	AL	MS	HC	Total	ILU	AL	MS	HC	TOTAL
Culpeper	50	54	32	47	183	47	52	30	44	173	94.0%	96.3%	93.8%	93.6%	94.5%
Chesapeake	251	57	16	52	376	243	54	15	49	361	96.8%	94.7%	93.8%	94.2%	96.0%
Lakewood	337	41	20	95	493	323	39	18	86	466	95.8%	95.1%	90.0%	90.5%	94.5%
Summit	105	43	-	-	148	101	41	-	-	142	96.2%	95.3%	0.0%	0.0%	95.9%
Glebe	162	32	20	32	246	158	30	19	30	237	97.5%	93.4%	95.0%	93.8%	96.3%
OBLIGATED GROUP	904	227	88	226	1,445	871	216	82	209	1,378	96.4%	95.2%	93.2%	92.5%	95.4%

Actual 12/31/25

	UNITS AVAILABLE					UNITS OCCUPIED					OCCUPANCY PERCENT				
	ILU	AL	MS	HC	Total	ILU	AL	MS	HC	Total	ILU	AL	MS	HC	TOTAL
Culpeper	50	54	32	47	183	48	54	30	43	175	96.0%	100.0%	93.8%	91.5%	95.6%
Chesapeake	251	57	16	52	376	245	56	16	45	362	97.6%	98.2%	100.0%	86.5%	96.3%
Lakewood	336	39	20	95	490	330	37	20	81	468	98.2%	94.9%	100.0%	85.3%	95.5%
Summit	118	43	-	-	161	116	41	-	-	157	98.3%	95.3%	0.0%	0.0%	97.5%
Glebe	176	32	20	32	260	174	30	19	27	250	98.9%	93.8%	95.0%	84.4%	96.2%
OBLIGATED GROUP	931	225	88	226	1,470	913	218	85	196	1,412	98.1%	96.9%	96.6%	86.7%	96.1%

LifeSpire of Virginia – All Five CCRCs
Supplemental Occupancy & Contract-Related Continuing Disclosure Information
December 31, 2025

Residency Agreement Type Mix

The following table displays The Obligated Group's year-end contract type mix (Life Care vs. Continuing Care/Fee for Service/Rental) from fiscal year 2022 through Q4/2025:

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>
Life Care	54.1%	53.1%	52.0%	52.3%
CC/FFS/RE	45.9%	46.9%	48.0%	47.7%
Total	100%	100%	100%	100%

Refund Type Mix

The following table displays the refund type mix from fiscal year 2022 through Q4/2025:

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>
Standard	82.7%	83.0%	83.7%	86.3%
Guaranteed:				
90%+	16.4%	16.2%	16.1%	13.2%
50%	0.9%	0.8%	0.2%	0.5%
Total	100%	100%	100%	100%

* "Standard" refers to all non-guaranteed refundable contract types; both non-refundable and fully amortizing. Effective December 31, 2024, 50% Refundable Contracts are no longer available

OCCUPANCY

Below is a table showing available units and actual year to date unit occupancy through December 31, 2025, followed by the average occupancy of the five most recent fiscal years: (The Summit became a member of the LifeSpire family on October 1, 2021.)

	# of Units Available	Actual as of December 31, 2025		Average Occupancy for the Fiscal Year Ended December 31,				
		# Occ.	% Occ.	2024	2023	2022	2021	2020
Independent Living								
Lakewood	336	330	98.2%	98.2%	95.5%	93.5%	92.3%	91.3%
The Chesapeake	251	245	97.6%	98.0%	96.2%	96.4%	97.1%	96.7%
The Culpeper	50	48	96.0%	92.0%	87.5%	75.4%	98.0%	98.6%
The Glebe	176	174	98.9%	98.9%	97.4%	97.0%	95.9%	95.7%
The Summit	118	116	98.3%	98.7%	88.4%	95.6%	95.6%	-
Assisted Living								
Lakewood	39	37	94.9%	92.7%	87.7%	84.0%	78.9%	82.8%
The Chesapeake	57	56	98.2%	96.5%	90.3%	91.3%	86.1%	93.1%
The Culpeper	54	54	100.0%	100.0%	85.1%	85.0%	94.5%	95.2%
The Glebe	32	30	93.8%	96.3%	98.6%	91.3%	95.1%	98.0%
The Summit	43	41	95.3%	93.0%	97.5%	96.1%	96.1%	-
Memory Support								
Lakewood	20	20	100.0%	82.4%	96.3%	70.7%	50.9%	79.2%
The Chesapeake	16	16	100.0%	100.0%	94.0%	90.3%	91.8%	82.2%
The Culpeper	32	30	93.8%	96.3%	89.4%	90.8%	74.0%	81.5%
The Glebe	20	19	95.0%	100.0%	99.3%	94.9%	89.3%	85.7%
The Summit	-	-	-	-	-	-	-	-
Nursing								
Lakewood	95	81	85.3%	94.7%	86.0%	81.0%	82.8%	87.5%
The Chesapeake	52	45	86.5%	90.6%	99.1%	94.4%	93.6%	88.4%
The Culpeper	47	43	91.5%	80.9%	97.1%	92.8%	83.3%	89.6%
The Glebe	32	27	84.4%	100.0%	91.5%	93.1%	87.2%	84.9%
The Summit	-	-	-	-	-	-	-	-
Total	1,470	1,412	96.1%	96.5%	93.8%	92.0%	91.5%	91.9%

Below is a table of the actual year to date unit occupancy through December 31, 2025, and during the five most recent fiscal years:

	# of Units Available	Actual Through December 31, 2025		Weighted Average Occupancy for the Fiscal Year Ended December 31,				
		# Occ.	% Occ.	2024	2023	2022	2021	2020
Independent Living	931	913	98.1%	98.0%	94.7%	94.1%	94.9%	94.2%
Assisted Living	225	218	96.9%	96.0%	91.5%	89.0%	89.1%	91.4%
Memory Support	88	85	96.6%	94.6%	93.9%	88.3%	77.2%	82.3%
Nursing	226	196	86.7%	91.6%	92.1%	88.2%	86.0%	87.8%
Total	1,470	1,412	96.1%	96.5%	93.8%	92.0%	91.5%	91.9%

SKILLED NURSING PAYOR MIX

The following tables display the skilled nursing payor mix from fiscal year 2022 through Q4/2025 for each community and the Obligated Group:

Lakewood Payor Mix

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>YTD through 12/31/2025</u>
Private Pay	74.8%	80.6%	70.1%	64.2%
Medicare	23.8%	17.0%	26.6%	31.2%
Medicaid	0.0%	0.0%	0.0%	0.0%
Other	1.4%	2.4%	3.3%	4.6%
Total	100%	100%	100%	100%

The Chesapeake Payor Mix

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>YTD through 12/31/2025</u>
Private Pay	78.7%	74.3%	67.3%	73.3%
Medicare	16.0%	20.0%	28.4%	23.7%
Medicaid	4.0%	4.1%	3.6%	1.2%
Other	1.3%	1.6%	0.7%	1.8%
Total	100%	100%	100%	100%

The Culpeper Payor Mix

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>YTD through 12/31/2025</u>
Private Pay	52.1%	56.8%	59.4%	74.0%
Medicare	26.6%	23.5%	27.0%	18.6%
Medicaid	20.0%	18.1%	11.8%	5.6%
Other	1.3%	1.6%	1.8%	1.8%
Total	100%	100%	100%	100%

The Glebe Payor Mix

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>YTD through 12/31/2025</u>
Private Pay	69.5%	66.1%	60.8%	55.5%
Medicare	28.7%	33.1%	37.2%	41.7%
Medicaid	0.0%	0.0%	0.0%	0.0%
Other	1.8%	0.8%	2.0%	2.8%
Total	100%	100%	100%	100%

Consolidated Payor Mix

	<u>FYE 2022</u>	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>YTD through 12/31/2025</u>
Private Pay	70.0%	71.7%	65.9%	67.1%
Medicare	23.3%	21.6%	28.6%	28.4%
Medicaid	5.4%	4.9%	3.3%	1.4%
Other	1.3%	1.8%	2.2%	3.1%
Total	100%	100%	100%	100%

SKILLED NURSING PRIVATE PAY MIX

The following table displays the composition of The Obligated Group's skilled nursing private pay residents (i.e., outside admissions vs internal transfers of continuing care contract holders) through fiscal period December 31, 2025:

	<u>Culpeper</u>	<u>Chesapeake</u>	<u>Lakewood</u>	<u>Glebe</u>	<u>Combined YTD 12/31/2025</u>
Cont. Care	27.4%	90.9%	75.3%	99.8%	69.5%
Direct Admits	72.6%	9.1%	24.7%	0.2%	30.5%
Total	100%	100%	100%	100%	100%

**LIFESPIRE OF VIRGINIA
OBLIGATED GROUP
DEBT SERVICE COVERAGE RATIO**

Tested annually on December 31st

	December 31, 2022	December 31, 2023	December 31, 2024	December 31, 2025
Increase (Decrease) in Net Assets (Dec 2025 Operating Income)	(20,780,036)	1,646,830	(1,655,494)	7,112,196
Deduct:				
Entrance fee amortization	(19,140,913)	(20,832,567)	(21,124,843)	(22,253,936)
Entrance Fee 4% Administration Fee			(1,136,824)	(2,094,626)
Unrealized gains on investments	-	(6,210,368)	(2,483,283)	-
Investment Income (Loss)	-			
Decrease in future service obligation	-			
Adjustment for gains/(losses) on disposal of fixed assets	-	-	-	
	(19,140,913)	(27,042,935)	(24,744,950)	(24,348,562)
Add:				
Provision for depreciation and amortization	17,278,066	18,002,389	19,173,759	20,144,125
Interest expense	10,683,360	10,565,332	10,915,379	8,992,304
Entrance fees received, net of refunds	31,348,930	34,476,100	20,850,183	27,339,264
Unrealized losses on investments	11,766,776	-	-	
Financing related adjustments and write-off	425,486	516,923	1,499,949	-
Increase in future service obligation	-	-	-	
Other than temporary decline in investments	-	-	-	
Loss on project abandonment	-	-	-	
	71,502,618	63,560,744	52,439,270	56,475,693
Income available for debt service	\$ 31,581,669	\$ 38,164,639	\$ 26,038,826	\$ 39,239,327
Maximum annual debt service	\$ 16,861,519	\$ 16,850,831	\$ 16,850,831	\$ 16,980,709
Debt service coverage ratio (excluding deferred entrance fees receivable)	1.87	2.26	1.55	2.31

**LIFESPIRE OF VIRGINIA
OBLIGATED GROUP
DAYS CASH ON HAND**

For Period Ending	12/31/2022	12/31/2023	12/31/2024	12/31/2025
Unrestricted Cash and Securities	98,630,326	99,302,918	80,881,279	84,038,635
Total Operating Expenses for period ended	113,766,858	120,275,803	133,444,939	135,457,132
Less: Depreciation & Amortization	17,278,066	18,002,389	19,173,759	20,144,125
	<u>96,488,792</u>	<u>102,273,414</u>	<u>114,271,180</u>	<u>115,313,007</u>
Average day's expenses	264,353	280,201	312,216	315,926
Day's Cash on Hand	373	354	259	266
Minimum Days Cash on Hand	120	120	120	120
Better or Worse than requirement	Better	Better	Better	Better

**LifeSpire of Virginia
Obligated Group**

**Entry Fee Analysis
Year-to-Date through 12/31/2025**

Beginning Deferral Balance	Month												Total	YTD Deferral Balance
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Culpeper														
New Entrants: Fees Paid in Cash	339,000	1,000	310,000	167,000	-	-	-	-	-	-	-	695,000	1,512,000	
New Unit Entrants: Fees Paid in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected	338,000	173,000	425,000	-	-	-	-	-	-	-	-	-	936,000	
Deferrals Collected-New Units	-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid	-	(24,480)	-	(29,031)	(1,152)	(30,413)	-	-	-	-	(34,887)	-	(119,963)	
Net Entry Fee Cash-Culpeper	677,000	149,520	735,000	137,969	(1,152)	(30,413)	-	-	-	-	(34,887)	695,000	2,328,037	
Deferrals Granted	338,000	425,000	435,000	-	-	-	-	-	-	-	-	-	1,198,000	
Deferrals Granted-New Units	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid	(338,000)	(173,000)	(425,000)	-	-	-	-	-	-	-	-	-	(936,000)	
Deferrals Collected/Paid-New Units	-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	173,000												435,000	
Refunds - Paid Out	-	24,480	-	29,031	1,152	30,413	-	-	-	-	34,887	-	119,963	
Refunds - Calculation Submitted	-	29,031	-	1,152	30,413	-	-	-	34,887	-	-	-	95,483	
Refunds Still on Hold	24,480												-	
Foregone Entrance Fees: Discounts	(8,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(8,000.00)	
New Residents w/ EF	2	1	2	1	-	-	-	-	-	-	-	3	9	
New Units w/ EF	1	1	2	1	-	-	-	-	-	-	-	3	8	
Internal transfer Residents w/ EF	-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal transfer Units w/ EF	-	-	-	-	-	-	-	-	-	-	-	-	-	
Units w/ refunds	-	1	-	1	1	-	-	-	1	-	-	-	4	
Chesapeake														
New Entrants: Fees Paid in Cash	-	579,920	108,994	756,700	1,134,643	935,075	201,360	400	1,431,440	403,750	673,800	1,095,000	7,321,081	
New Unit Entrants: Fees Paid in Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected	447,180	-	461,120	-	587,687	127,640	119,675	-	142,875	645,900	142,400	-	2,674,477	
Deferrals Collected-New Units	-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid	(183,720)	-	(527,040)	-	-	-	(320,429)	-	(476,257)	(500,491)	(160,470)	(17,876)	(2,186,283)	
Net Entry Fee Cash-Chesapeake	263,460	579,920	43,074	756,700	1,722,329	1,062,715	606	400	1,098,058	549,159	655,730	1,077,124	7,809,275	
Deferrals Granted	-	329,680	258,007	-	247,315	306,115	-	316,160	614,100	-	262,400	384,000	2,717,777	
Deferrals Granted-New Units	-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid	(447,180)	-	(461,120)	-	(587,687)	(127,640)	(119,675)	-	(142,875)	(645,900)	(142,400)	-	(2,674,477)	
Deferrals Collected/Paid-New Units	-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	908,300												951,600	
Refunds - Paid Out	183,720	-	527,040	-	-	-	320,429	-	476,257	500,491	160,470	17,876	2,186,283	
Refunds - Calculation Submitted	527,040	-	-	428,544	124,301	298,080	81,716	364,536	17,876	160,470	437,876	186,624	2,627,063	
Refunds Still on Hold	183,720												624,500	
Foregone Entrance Fees: Discounts	0.00	(41,400.00)	0.00	(12,300.00)	(55,850.00)	(58,000.00)	(8,450.00)	(18,800.00)	(40,600.00)	(8,450.00)	(34,700.00)	(60,900.00)	(339,450.00)	
New Residents w/ EF	-	6	2	5	7	10	1	4	8	2	4	8	57	
New Units w/ EF	-	3	1	3	5	6	1	2	5	2	3	6	37	
Internal transfer Residents w/ EF	-	-	-	-	1	-	-	-	-	-	-	-	1	
Internal transfer Units w/ EF	-	-	-	-	1	-	-	-	-	-	-	-	1	
Units w/ refunds	2	-	-	2	1	1	1	3	1	1	2	1	15	

The Glebe													
New Entrants: Fees Paid in Cash	(4,400)	123,100	558,452	647,000	402,292	1,415,000	552,141	325,000	680,100	298,000	-	518,000	5,514,685
New Unit Entrants: Fees Paid in Cash	-	-	1,122,000	-	-	-	3,879,500	1,006,500	2,953,200	3,078,000	-	-	12,039,200
Deferrals Collected	-	-	-	-	248,000	-	37,750	-	37,750	393,900	-	-	717,400
Deferrals Collected-New Units	-	-	-	-	-	-	-	-	-	432,800	-	-	432,800
Refunds - Paid	-	(23,040)	-	-	(225,556)	-	(1,397,358)	-	-	-	-	-	(1,645,954)
Net Entry Fee Cash-Glebe	(4,400)	100,060	1,680,452	647,000	424,736	1,415,000	3,072,033	1,331,500	3,671,050	4,202,700	-	518,000	17,058,131
Deferrals Granted	-	75,500	-	248,000	-	-	-	-	393,900	-	-	-	717,400
Deferrals Granted-New Units	-	-	-	-	-	-	-	-	432,800	-	-	-	432,800
Deferrals Collected/Paid	-	-	-	-	(248,000)	-	(37,750)	-	(37,750)	(393,900)	-	-	(717,400)
Deferrals Collected/Paid-New Units	-	-	-	-	-	-	-	-	(432,800)	-	-	-	(432,800)
Outstanding Deferrals	-	-	-	-	-	-	-	-	-	-	-	-	-
Refunds - Paid Out	-	23,040	-	-	225,556	-	1,397,358	-	-	-	-	-	1,645,954
Refunds - Calculation Submitted	23,040	32,640	442,324	85,095	669,600	347,328	45,927	-	310,176	-	-	320,544	2,276,674
Refunds Still on Hold	-	-	-	-	-	-	-	-	-	-	-	-	630,720
Foregone Entrance Fees: Discounts	0.00												
New Residents w/ EF	-	2	9	5	5	6	18	4	17	10	-	2	78
New Units w/ EF	-	2	6	3	4	4	10	2	9	6	-	2	48
Internal transfer Residents w/ EF	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal transfer Units w/ EF	-	-	-	-	-	-	-	-	-	-	-	-	-
Units w/ refunds	1	1	2	2	2	1	1	-	2	-	-	1	13

The Summit													
New Entrants: Fees Paid in Cash	(7,465)	(8,269)	571,954	477,210	35,853	47,115	701,175	802,353	22,131	106,529	263,667	729,277	3,741,530
New Unit Entrants: Fees Paid in Cash	-	-	-	-	-	200,449	2,250,500	-	-	2,924,000	869,750	1,780,750	8,025,449
Deferrals Collected	354,000	-	-	252,800	171,800	132,650	-	-	-	-	-	-	911,250
Deferrals Collected-New Units	-	-	-	-	-	-	381,500	-	-	-	319,000	-	700,500
Refunds - Paid	(346,547)	-	(22,592)	(320,633)	-	-	(89,012)	-	-	(132,834)	-	-	(911,618)
Net Entry Fee Cash-Summit	(12)	(8,269)	549,362	409,377	207,653	380,214	3,244,163	802,353	22,131	2,897,695	1,452,417	2,510,027	12,467,111
Deferrals Granted	-	-	304,450	-	-	-	-	141,000	260,550	-	-	-	706,000
Deferrals Granted-New Units	-	-	-	-	-	381,500	-	-	-	319,000	-	-	700,500
Deferrals Collected/Paid	(354,000)	-	-	(252,800)	(171,800)	(132,650)	-	-	-	-	-	-	(911,250)
Deferrals Collected/Paid-New Units	-	-	-	-	-	-	(381,500)	-	-	-	(319,000)	-	(700,500)
Outstanding Deferrals	606,800	-	-	-	-	-	-	-	-	-	-	-	401,550
Refunds - Paid Out	346,547	-	22,592	320,633	-	-	89,012	-	-	132,834	-	-	911,618
Refunds - Calculation Submitted	278,713	64,512	-	-	-	-	89,012	-	132,834	253,250	-	178,912	997,233
Refunds Still on Hold	346,547	-	-	-	-	-	-	-	-	-	-	-	432,162
Foregone Entrance Fees: Discounts	0.00												
New Residents w/ EF	-	-	5	3	-	2	9	4	2	10	8	10	53
New Units w/ EF	-	-	3	2	-	2	6	3	1	6	4	6	33
Internal transfer Residents w/ EF	-	-	-	-	-	1	1	-	-	2	-	-	4
Internal transfer Units w/ EF	-	-	-	-	-	1	1	-	-	1	-	-	3
Units w/ refunds	2	1	-	-	-	-	1	-	1	1	-	1	7

**LifeSpire of Virginia Obligated Group
Interim Financial Statements
Year Ended December 31, 2025**

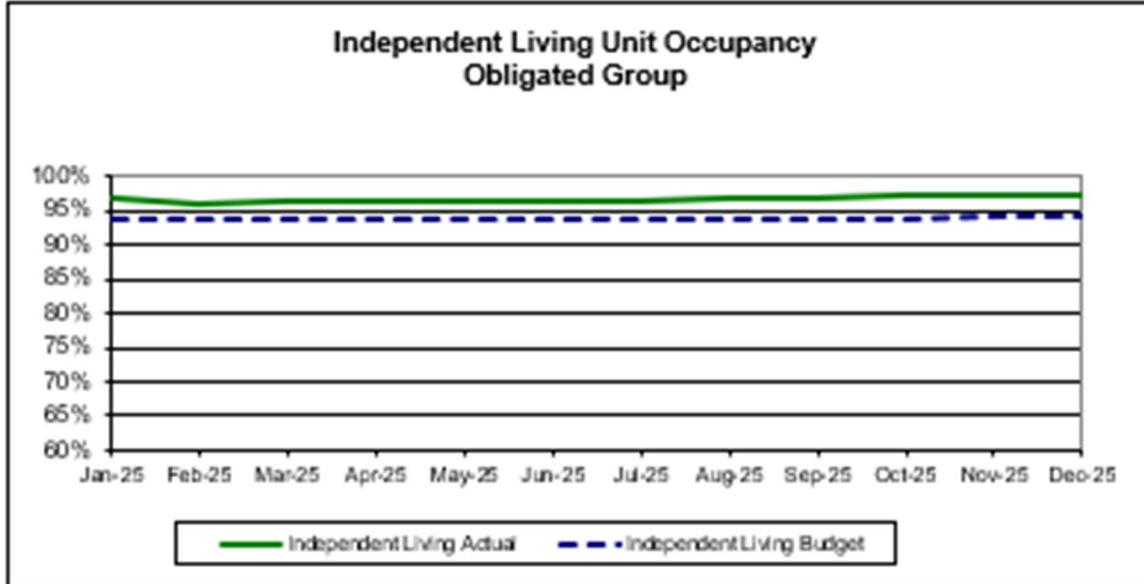
Narrative on Financial Condition

Virginia Baptist Homes, Inc. dba LifeSpire of Virginia, Culpeper Baptist Retirement Community, Inc. dba The Culpeper, Newport News Baptist Retirement Community, Inc. dba The Chesapeake, Lakewood Manor Baptist Retirement Community, Inc. dba Lakewood, The Glebe, Inc. dba The Glebe, and Lynchburg Baptist Retirement Community, LLC dba The Summit

Revenues:

Combined revenues for the Obligated Group (“The Group”) of \$142.6M through Q4 2025 were \$9.1M above budget and \$11.9M (9.1%) more than the previous year’s results. The favorable variance to budget was due to \$3.4 increase in Resident and Healthcare Service revenue and \$3.7M of Investment Income recorded through Q4. The revenue variance to the previous year is primarily the result of monthly service fees which were driven primarily by the 2025 rate increases, other income and Investment income.

The following chart illustrates The Group’s trailing 12-month IL occupancy results:



Healthcare Services which includes Assisted Living, Healthcare and Memory Support services was \$2.4M above budget, and \$3.9M above the previous year's results through Q4. The Group's combined unit occupancy was 499 as of December 31, 2025 and on average year to date has been 507 which is 8 units higher than the previous year.

Operating Expenses:

Combined operating expenses were \$135.5M through Q4 2025, \$717K under budget and \$1.4M above the prior year. Labor remains tight: we're balancing shifts with overtime and agency staff at higher unit costs, though agency utilization is beginning to decline. Salaries & wages are \$86K over budget and 6.26% higher year-over-year, driven by insurance, overtime, and market-based wage increases to support higher acuity levels. Interest expense is \$974K under budget and \$1.8M lower than prior year, reflecting the 2014 debt retirement and the capitalized interest fund established with the 2024 financing supporting campus expansions.

Combined Medicare Part A average case load for The Group for the previous twelve months, by quarter, is below:

Medicare Part A - Average Caseload					
	QE	QE	QE	QE	QE
	<u>12/31/2024</u>	<u>3/31/2025</u>	<u>6/30/2025</u>	<u>9/30/2025</u>	<u>12/31/2025</u>
The Culpeper	854	841	835	775	694
The Chesapeake	1188	1109	1206	975	1112
The Glebe	945	1010	1227	1221	1230
Lakewood	2993	2765	2851	2602	2783
OG Total	5980	5725	6119	5573	5819
Actual Avg.	65.0	63.6	67.2	60.6	63.3
Avg. Annual Budgeted	56.5	63.0	63.0	63.0	63.0

Medicare occupancy tends to be variable, because of its rehabilitative nature and resultant short length of stay. This variability will cause the Group's average Medicare to fluctuate.

Entrance Fee Deferrals:

New entrance fee deferrals granted for through Q4 were \$640k less than collections of previously deferred entrance fees, decreasing The Group's outstanding entrance fee deferral balance to \$2.1M as of December 31, 2025. We expect the presently outstanding deferrals to be collected over the next six months.

Net Entrance Fee Receipts:

Net cash entrance fee receipts through Q4 2025 were \$48.5M and \$8.2M above our budget of \$40.3M.

Capital Projects:

The Group has undertaken major strategic expansion/construction projects pertaining to its communities:

- The Summit Expansion Project is slated for 18 cottages, 2 Hybrids Homes, a Memory Support Unit and increased amenities. As of December 31, 2025, we had recognized \$43.8M in capital costs relating to this project.
- The Glebe Expansion Project is slated for 22 cottages. As of December 31, 2025, we have recognized \$24.0M in capital costs relating to this project.
- The Summit and The Glebe projects are being funded from a bond issuance in Q4 2024.

CMS Star Ratings:

The federal government's Centers for Medicare and Medicaid Services ("CMS") maintains a rating system in which it assigns one to five stars (with five being the best) to nursing facilities based on the results of surveys and various other quality indicators. As of February 3, 2026, the overall CMS star ratings assigned to the Health Care components of each of The Group's communities were:

- The Chesapeake 5 stars (above average)
- The Culpeper 4 stars (above average)
- Lakewood 3 stars (average)
- The Glebe 5 stars (much above average)

Schedule of Long-Term Debt:

Following is a schedule of The Group's long-term debt, including unamortized original issuance discounts/premiums ("OID" and "OIP") and bond issuance costs ("BIC") as of 12/31/2025:

Schedule of Long-Term Debt at 12/31/2025:			
Issue	Current	Non-Current	Total
Series 2016	3,520,000	55,930,000	59,450,000
OIP (net)		3,450,755	3,450,755
BIC (net)		(808,286)	(808,286)
Series 2017C	1,042,966	43,092,034	44,135,000
OIP (net)		1,509,405	1,509,405
BIC (net)		(1,107,340)	(1,107,340)
Series 2021	1,822,034	69,972,966	71,795,000
OIP (net)		8,797,772	8,797,772
BIC (net)		(1,521,622)	(1,521,622)
Series 2024	1,050,000	148,335,514	149,385,514
OIP (net)		4,860,426	4,860,426
BIC (net)		(3,056,013)	(3,056,013)
Total	7,435,000	329,455,612	336,890,612
OIP:	Original Issue Premium		
BIC:	Bond Issuance Costs		

Financial Ratios and Covenant Compliance:

The Group's financial ratio covenants, calculated in accordance with the definitions in the applicable bond documents, reflect days cash on hand and debt service coverage ratio exceeding the requirements as of December 31, 2025:

Interim Covenant Tests:	Results	Required
Days Cash on Hand (a)	266	120
Debt Service Coverage Ratio (a)	2.31	1.20
(a) Tested annually at December 31st.		

AgeSmart Program:

LifeSpire's AgeSmart program, formerly known as Lakewood at Home, is a CCRC without walls program that continues to evolve and expand our mission. This program was established in 2019 at Lakewood, and in 2024 LifeSpire received permission from the state corporation to expand this program offering to all LifeSpire communities. LifeSpire has begun to slowly introduce this offering to other markets.

Through the fourth quarter of 2025, AgeSmart has 148 active members and 19 consultative members for a total of 167 members. During the year 2025 approximately 3% of membership is utilizing services in their homes. AgeSmart has had 38 applications YTD with 30 being approved, 5 denied for health concerns and 3 withdrawn application with a 74% approval rate.

NOTE: The following information has been published separately on EMMA, and is incorporated hereinto by reference:

- Fee Lists, Published Rates and Unit Counts of Obligated Group communities
- Obligated Group budget summary
- Consolidated audited financial statements of LifeSpire and its subsidiaries