VIRGINIA BAPTIST HOMES, INC. DBA LIFESPIRE OF VIRGINIA

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

As of June 30, 2026

Quarterly Continuing Disclosure Information
As of June 30, 2026

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LIFESPIRE
Faith. Wellness. Community.

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
Bondholders and Other Interested Parties

FROM: Robin Ransom, Chief Financial Officer

DATE: August 14, 2026

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

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 Small Business Financing Authority
Residential Care Facilities Revenue and Refunding Bonds
(LifeSpire of Virginia), Series 2026

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 June 30, 2026.

If there are questions, please feel free to contact:

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LIFESPIRE OF VIRGINIA AND SUBSIDIARIES
STATEMENT OF OPERATIONS
Obligated Group

	Month Ended June 30, 2026 Actual	Month Ended June 30, 2026 Budget	Increase (Decrease)	2025 Prior Year	Increase (Decrease)
OPERATING REVENUES, GAINS, AND OTHER SUPPORT					
Resident Services	$ 29,050,534	$ 28,303,678	$ 746,856	$ 26,053,912	$ 2,996,622
Healthcare Services	27,170,798	26,618,818	551,979	25,904,622	1,266,176
Earned Entrance Fees	11,221,972	11,544,744	(322,772)	10,762,716	459,256
Admin Fee Revenue	450,838	591,506	(140,668)	631,210	(180,372)
Home Care Revenue	763,449	968,576	(205,127)	608,183	155,265
CCAH Revenue	536,996	486,545	50,451	487,110	49,886
Investment Income (Loss)	1,821,127	1,555,572	265,555	3,096,012	(1,274,885)
Other Operating Revenues	1,437,034	1,287,287	149,747	1,553,325	(116,291)
Subsidy from VBH Foundation	587,959	771,523	(183,565)	598,115	(10,156)
Total Operating Revenues, Gains, and Other Support	73,040,706	72,128,250	912,456	69,695,206	3,345,500
OPERATING EXPENSES					
General & Administrative	12,217,251	12,686,923	(469,672)	11,109,236	1,108,014
Resident Services	2,368,494	2,596,502	(228,008)	2,260,068	108,427
Healthcare Services	19,416,493	19,230,577	185,917	18,233,049	1,183,445
Dining Services	10,801,010	10,558,130	242,880	9,734,982	1,066,028
Environmental Services	2,743,347	2,921,545	(178,198)	2,546,580	196,767
Plant Operations	6,982,407	7,064,019	(81,612)	6,236,564	745,843
Home Care Services	686,092	799,342	(113,250)	550,427	135,665
Depreciation/Amortization	10,067,793	10,910,626	(842,833)	10,129,560	(61,766)
Interest Expense	5,037,579	5,441,200	(403,621)	3,838,808	1,198,771
Other	89,061	105,200	(16,139)	95,278	(6,217)
Total Operating Expenses	70,409,528	72,314,064	(1,904,535)	64,734,552	5,674,976
OPERATING INCOME (LOSS)	2,631,178	(185,814)	2,816,992	4,960,654	(2,329,476)
NONOPERATING INCOME (LOSS)					
Gain (Loss) on Sale of Assets	8,000	-	8,000	-	8,000
Deferred Financing Cost Write-off	(776,588)	-	(776,588)	-	(776,588)
Unrealized Gain (Loss) on Investments - Unrestricted	5,227,645	-	5,227,645	4,794,149	433,496
Unrealized Gain (Loss) on Investments - Temporarily Restricted	-	-	-	135,221	(135,221)
Total Nonoperating Income (Loss)	4,459,057	-	4,459,057	4,929,370	(470,314)
EXCESS (DEFICIT) OF REVENUES, GAINS AND OTHER SUPPORT OVER (UNDER) EXPENSES	7,090,234	(185,814)	7,276,048	9,890,024	(2,799,790)
Temporarily restricted net assets					
Reclassification of net assets	-	-	-	(4,060,915)	4,060,915
Increase in temporarily restricted net assets	-	-	-	(4,060,915)	4,060,915
Permanently restricted net assets					
Reclassification of net assets	-	-	-	(1,817,756)	1,817,756
Increase in permanently restricted net assets	-	-	-	(1,817,756)	1,817,756
Increase (Decrease) in net assets	7,090,234	(185,814)	7,276,048	4,011,352	3,078,882
Net assets at beginning of year	(41,600,362)	(41,600,362)	-	(53,506,703)	11,906,341
Net assets at end of period	$ (34,510,128)	$ (41,786,177)	$ 7,276,048	$ (49,495,350)	$ 14,985,222

LIFESPIRE OF VIRGINIA AND SUBSIDIARIES
BALANCE SHEET
Obligated Group

	2026 June YTD	2025 June YTD
ASSETS		
Current assets:		
Cash & Equivalents	$ 6,080,152	$ 4,243,744
Current portion of assets whose use is limited	807,530	1,014,322
Accounts receivable	3,867,989	5,727,748
Notes receivable	1,287,045	2,068,749
Prepaid expenses	14,322,961	8,170,106
Due from affiliates	2,527,330	1,898,507
Other Assets	6,133,007	4,609,526
Total current assets	35,026,014	27,732,702
Investments	86,092,085	74,590,510
Beneficial Interest in Perpetual Trusts	10,356,841	9,307,243
Assets whose use is limited:		
Externally restricted under bond indenture agreement (held by trustee)	130,967,951	100,339,385
Total assets whose use is limited	130,967,951	100,339,385
Property, plant and equipment, less accumulated depreciation of -$279,658,731 in 2026 and -$259,498,638 in 2025	348,453,031	307,730,807
TOTAL ASSETS	$ 610,895,922	$ 519,700,646
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable	$ 4,650,276	$ 5,987,889
Salaries and wages	3,962,217	3,520,237
Other payables	745,041	2,218,405
Deposits from prospective residents	6,846,187	4,565,920
Current Portion of Long Term Debt	3,915,000	6,495,514
Total current liabilities	20,118,722	22,787,964
Advance fees:		
Deferred revenue from advance fees	89,852,493	84,104,874
Deferred revenue from advance fees, subject to refund	119,198,202	106,747,214
Total Advance Fees	209,050,695	190,852,088
Other Liabilities:		
Long-term debt, less current portion	416,236,634	355,555,944
Total liabilities	645,406,050	569,195,996
Net assets:		
Unrestricted net assets	(43,462,622)	(58,447,844)
Temporarily restricted net assets	223,676	223,676
Permanently restricted net assets	8,728,817	8,728,817
Total net assets	(34,510,128)	(49,495,350)
TOTAL LIABILITIES AND NET ASSETS	$ 610,895,922	$ 519,700,646

LIFESPIRE
Faith. Wellness. Community.

LIFESPIRE OF VIRGINIA AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
Obligated Group

	For the Quarter Ended June 30, 2026	2025
Cash flows from operating activities		
Increase/(Decrease) in net assets	$ 7,090,234	$ 4,011,353
Adjustments to reconcile decrease in net assets to net cash provided by operating activities:		
Amortization of deferred revenue from advance fees	(11,237,703)	(10,473,180)
Proceeds from advance fees and deposits	11,994,605	16,570,031
Amortization of deferred financing costs	131,382	138,822
Provision for Bad Debts	153,899	(196,107)
Provision for depreciation	10,086,678	10,186,104
Net realized and unrealized (gains) losses on long-term investments	(6,483,697)	(7,248,386)
Decrease (increase) in operating assets:		
Accounts receivable	574,331	(1,504,934)
Prepaid expense	(8,583,226)	3,948,903
Notes Receivable	898,139	756,276
Other current assets	(3,145,931)	(1,293,709)
Increase (decrease) in operating liabilities:		
Accounts payable	(6,243,403)	(7,238,784)
Deferred Revenue	-	-
Salaries and wages	(22,627)	(217,167)
Interest payable	(942,278)	(1,719,233)
Deposits from prospective residents	3,416,937	1,721,150
Net cash (used in) provided by operating activities	(2,312,659)	7,441,139
Cash flows from investing activities		
Acquisition of property, plant and equipment	(21,965,555)	(29,237,136)
Change in investments and assets whose use is limited:		
Change in cash and cash equivalents	(53,825,260)	22,796,317
Net cash used in investing activities	(75,790,816)	(6,440,819)
Cash flows from financing activities		
Other financing activities:		
Refunds of advance fees and deposits	(3,041,540)	-
Increase in deferred marketing costs	-	(4,421,073)
Proceeds from debt issuance	140,230,000	(1,898,507)
Payments on long-term debt	(62,100,000)	(0)
Increase in other liabilities	4,999,640	(944,785)
Net cash provided by financing activities	80,088,100	(7,264,366)
Net increase (decrease) in cash and cash equivalents	1,984,626	(6,264,046)
Cash and cash equivalents at beginning of year	4,095,527	10,507,790
Cash and cash equivalents at end of period	$ 6,080,152	$ 4,243,744

STATISTICAL SUMMARY
Average Year-to-Date Through 6/30/2026

	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	52	31	44	175	96.0%	96.3%	96.9%	93.6%	95.6%
Chesapeake	251	57	16	52	376	243	54	15	49	361	96.8%	94.7%	95.3%	94.2%	96.1%
Lakewood	336	39	20	90	485	326	36	18	86	466	97.0%	92.3%	90.0%	95.9%	96.1%
Summit	118	43	-	-	161	96	41	-	-	137	81.4%	95.3%	0.0%	0.0%	85.1%
Glebe	176	32	20	32	260	171	30	19	29	249	97.2%	93.4%	95.0%	90.6%	95.8%
OBLIGATED GROUP	**931**	**225**	**88**	**221**	**1,465**	**884**	**213**	**83**	**208**	**1,388**	**95.0%**	**94.7%**	**94.6%**	**94.3%**	**94.8%**

Actual 06/30/26

	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	50	52	30	43	175	100.0%	96.3%	93.8%	91.5%	95.6%
Chesapeake	251	57	16	52	376	245	55	15	47	362	97.6%	96.5%	93.8%	90.4%	96.3%
Lakewood	335	39	20	79	473	323	39	20	70	452	96.4%	100.0%	100.0%	88.6%	95.6%
Summit	118	43	-	-	161	116	42	-	-	158	98.3%	97.7%	0.0%	0.0%	98.1%
Glebe	176	32	20	32	260	172	30	20	29	251	97.7%	93.8%	100.0%	90.6%	96.5%
OBLIGATED GROUP	**930**	**225**	**88**	**210**	**1,453**	**906**	**218**	**85**	**189**	**1,398**	**97.4%**	**96.9%**	**96.6%**	**90.0%**	**96.2%**

LifeSpire of Virginia – All Five CCRCs
Supplemental Occupancy & Contract-Related Continuing Disclosure Information
June 30, 2026

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 2023 through Q2/2026:

	FYE 2023	FYE 2024	FYE 2025	Q2 2026
Life Care	53.1%	52.0%	52.3%	52.2%
CC/FFS/RE	46.9%	48.0%	47.7%	47.8%
Total	100%	100%	100%	100%

Refund Type Mix

The following table displays the refund type mix from fiscal year 2023 through Q2/2026:

	FYE 2023	FYE 2024	FYE 2025	Q2 2026
Standard	83.0%	83.7%	86.3%	84.8%
Guaranteed:				
90%+	16.2%	16.1%	13.2%	14.7%
50%	0.8%	0.2%	0.5%	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 June 30, 2026, 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 June 30, 2026		Average Occupancy for the Fiscal Year Ended December 31,				
		# Occ.	**% Occ.**	**2025**	**2024**	**2023**	**2022**	**2021**
Independent Living								
Lakewood	336	323	96.4%	98.2%	98.2%	95.5%	93.5%	92.3%
The Chesapeake	251	245	97.6%	97.6%	98.0%	96.2%	96.4%	97.1%
The Culpeper	50	50	100.0%	96.0%	92.0%	87.5%	75.4%	98.0%
The Glebe	176	172	97.7%	98.9%	98.9%	97.4%	97.0%	95.9%
The Summit	118	116	98.3%	98.3%	98.7%	88.4%	95.6%	95.6%
Assisted Living								
Lakewood	39	39	100.0%	94.9%	92.7%	87.7%	84.0%	78.9%
The Chesapeake	57	55	96.5%	98.2%	96.5%	90.3%	91.3%	86.1%
The Culpeper	54	52	96.3%	100.0%	100.0%	85.1%	85.0%	94.5%
The Glebe	32	30	93.8%	93.8%	96.3%	98.6%	91.3%	95.1%
The Summit	43	42	97.7%	95.3%	93.0%	97.5%	96.1%	96.1%
Memory Support								
Lakewood	20	20	100.0%	100.0%	82.4%	96.3%	70.7%	50.9%
The Chesapeake	16	15	93.8%	100.0%	100.0%	94.0%	90.3%	91.8%
The Culpeper	32	30	93.8%	93.8%	96.3%	89.4%	90.8%	74.0%
The Glebe	20	20	100.0%	95.0%	100.0%	99.3%	94.9%	89.3%
The Summit	-	-	-	-	-	-	-	-
Nursing								
Lakewood	79	70	88.6%	85.3%	94.7%	86.0%	81.0%	82.8%
The Chesapeake	52	47	90.4%	86.5%	90.6%	99.1%	94.4%	93.6%
The Culpeper	47	43	91.5%	91.5%	80.9%	97.1%	92.8%	83.3%
The Glebe	32	29	90.6%	84.4%	100.0%	91.5%	93.1%	87.2%
The Summit	-	-	-	-	-	-	-	-
Total	**1,453**	**1,398**	**96.2%**	**96.1%**	**96.5%**	**93.8%**	**92.0%**	**91.5%**

Below is a table of the actual year to date unit occupancy through June 30, 2026, and during the five most recent fiscal years:

	# of Units Available	Actual Through June 30, 2026		Weighted Average Occupancy for the Fiscal Year Ended December 31,				
		# Occ.	**% Occ.**	**2025**	**2024**	**2023**	**2022**	**2021**
Independent Living	930	906	97.4%	98.1%	98.0%	94.7%	94.1%	94.9%
Assisted Living	225	218	96.9%	96.9%	96.0%	91.5%	89.0%	89.1%
Memory Support	88	85	96.9%	96.6%	94.6%	93.9%	88.3%	77.2%
Nursing	210	189	90.0%	86.7%	91.6%	92.1%	88.2%	86.0%
Total	**1,453**	**1,398**	**96.2%**	**96.1%**	**96.5%**	**93.8%**	**92.0%**	**91.5%**

SKILLED NURSING PAYOR MIX

The following tables display the skilled nursing payor mix from fiscal year 2023 through Q2/2026 for each community and the Obligated Group:

Lakewood Payor Mix

	FYE 2023	FYE 2024	FYE 2025	YTD through 6/30/2026
Private Pay	80.6%	70.1%	64.2%	70.2%
Medicare	17.0%	26.6%	31.2%	27.1%
Medicaid	0.0%	0.0%	0.0%	0.0%
Other	2.4%	3.3%	4.6%	2.7%
Total	100%	100%	100%	100%

The Chesapeake Payor Mix

	FYE 2023	FYE 2024	FYE 2025	YTD through 6/30/2026
Private Pay	74.3%	67.3%	73.3%	63.1%
Medicare	20.0%	28.4%	23.7%	34.8%
Medicaid	4.1%	3.6%	1.2%	0.0%
Other	1.6%	0.7%	1.8%	2.1%
Total	100%	100%	100%	100%

The Culpeper Payor Mix

	FYE 2023	FYE 2024	FYE 2025	YTD through 6/30/2026
Private Pay	56.8%	59.4%	74.0%	68.4%
Medicare	23.5%	27.0%	18.6%	19.7%
Medicaid	18.1%	11.8%	5.6%	10.1%
Other	1.6%	1.8%	1.8%	1.8%
Total	100%	100%	100%	100%

The Glebe Payor Mix

	FYE 2023	FYE 2024	FYE 2025	YTD through 6/30/2026
Private Pay	66.1%	60.8%	55.5%	64.1%
Medicare	33.1%	37.2%	41.7%	33.4%
Medicaid	0.0%	0.0%	0.0%	0.0%
Other	0.8%	2.0%	2.8%	2.5%
Total	100%	100%	100%	100%

Consolidated Payor Mix

	FYE 2023	FYE 2024	FYE 2025	YTD through 6/30/2026
Private Pay	71.7%	65.9%	67.1%	67.1%
Medicare	21.6%	28.6%	28.4%	28.3%
Medicaid	4.9%	3.3%	1.4%	2.2%
Other	1.8%	2.2%	3.1%	2.4%
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 June 30, 2026:

	Culpeper	Chesapeake	Lakewood	Glebe	Combined YTD 6/30/2026
Cont. Care	36.3%	89.7%	63.1%	100.0%	66.7%
Direct Admits	63.7%	10.3%	36.9%	0.0%	33.3%
Total	100%	100%	100%	100%	100%

LIFESPIRE OF VIRGINIA
OBLIGATED GROUP
DEBT SERVICE COVERAGE RATIO

Tested annually on December 31st

	December 31, 2023	December 31, 2024	December 31, 2025	June 30, 2026
Change in Net Assets (Dec 2025 Operating Income)	1,646,830	(1,655,494)	7,112,196	2,631,178
Deduct:				
Entrance fee amortization	(20,832,567)	(21,124,843)	(22,253,936)	(11,221,972)
Entrance Fee 4% Administration Fee		(1,136,824)	(2,094,626)	(450,838)
Unrealized gains on investments	(6,210,368)	(2,483,283)	-	-
	(27,042,935)	(24,744,950)	(24,348,562)	(11,672,810)
Add:				
Provision for depreciation and amortization	18,002,389	19,173,759	20,144,125	10,067,793
Interest expense	10,565,332	10,915,379	8,992,304	5,037,579
Entrance fees received, net of refunds	34,476,100	20,850,183	27,339,264	9,081,798
Financing related adjustments and write-off	516,923	1,499,949	-	
	63,560,744	52,439,270	56,475,693	24,187,170
Income available for debt service	$ 38,164,639	$ 26,038,826	$ 39,239,327	$ 15,145,538
Maximum annual debt service	$ 16,850,831	$ 16,850,831	$ 16,980,709	$ 9,159,287
Debt service coverage ratio (excluding deferred entrance fees receivable)	**2.26**	**1.55**	**2.31**	**1.65**

LIFESPIRE OF VIRGINIA
OBLIGATED GROUP
DAYS CASH ON HAND

For Period Ending	**12/31/2023**	**12/31/2024**	**12/31/2025**	**6/30/2026**
Unrestricted Cash and Securities	99,302,918	80,881,279	84,038,635	92,172,237
Total Operating Expenses for period ended	120,275,803	133,444,939	135,457,132	70,409,528
Less: Depreciation & Amortization	18,002,389	19,173,759	20,144,125	10,067,793
	102,273,414	114,271,180	115,313,007	60,341,735
Average day's expenses	280,201	312,216	315,926	333,380
Day's Cash on Hand	**354**	**259**	**266**	**276**
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 12/31/2026

	Beginning Deferral Balance	Month Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	YTD Deferral Balance
Culpeper															
New Entrants: Fees Paid in Cash		-	426,000	89,000	7,422	255,578	82,000	-	-	-	-	-	-	860,000	
New Unit Entrants: Fees Paid in Cash		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected		-	-	-	-	-	276,000	-	-	-	-	-	-	276,000	
Deferrals Collected-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid		-	-	(72,576)	-	-	-	-	-	-	-	-	-	(72,576)	
Net Entry Fee Cash-Culpeper		-	426,000	16,424	7,422	255,578	358,000	-	-	-	-	-	-	1,063,424	
Deferrals Granted		-	-	-	253,000	23,000	-	-	-	-	-	-	-	276,000	
Deferrals Granted-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid		-	-	-	-	-	(276,000)	-	-	-	-	-	-	(276,000)	
Deferrals Collected/Paid-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	435,000														435,000
Refunds - Paid Out		-	-	72,576	-	-	-	-	-	-	-	-	-	72,576	
Refunds - Calculation Submitted		72,576	-	-	-	-	-	-	-	-	-	-	-	72,576	
Refunds Still on Hold	-														-
Foregone Entrance Fees: Discounts		**0.00**	**(10,000.00)**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**(10,000.00)**	
New Residents w/ EF		-	3	1	3	1	1	-	-	-	-	-	-	9	
New Units w/ EF		-	2	1	2	1	1	-	-	-	-	-	-	7	
Internal transfer Residents w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal transfer Units w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Units w/ refunds		1	-	-	-	-	-	-	-	-	-	-	-	1	
Chesapeake															
New Entrants: Fees Paid in Cash		272,450	421,120	347,250	629,200	(2,100)	512,950	-	-	-	-	-	-	2,180,870	
New Unit Entrants: Fees Paid in Cash		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected		-	523,560	165,640	-	240,480	-	-	-	-	-	-	-	929,680	
Deferrals Collected-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid		(362,880)	-	(261,620)	(224,640)	-	-	-	-	-	-	-	-	(849,140)	
Net Entry Fee Cash-Chesapeake		(90,430)	944,680	251,270	404,560	238,380	512,950	-	-	-	-	-	-	2,261,410	
Deferrals Granted		-	240,480	-	-	-	-	-	-	-	-	-	-	240,480	
Deferrals Granted-New Units		-	-	-	-		-	-	-	-	-	-	-	-	
Deferrals Collected/Paid		-	(523,560)	(165,640)	-	(240,480)	-	-	-	-	-	-	-	(929,680)	
Deferrals Collected/Paid-New Units		-	-	-	-		-	-	-	-	-	-	-	-	
Outstanding Deferrals	951,600														262,400
Refunds - Paid Out		362,880	-	261,620	224,640	-	-	-	-	-	-	-	-	849,140	
Refunds - Calculation Submitted		-	-	224,640	-	-	361,844	-	-	-	-	-	-	586,484	
Refunds Still on Hold	624,500														361,844
Foregone Entrance Fees: Discounts		**0.00**	**(30,300.00)**	**(7,650.00)**	**(17,700.00)**	**0.00**	**(8,950.00)**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**(64,600.00)**	
New Residents w/ EF		1	4	2	4	-	3	-	-	-	-	-	-	14	
New Units w/ EF		1	2	2	3	-	2	-	-	-	-	-	-	10	
Internal transfer Residents w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal transfer Units w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Units w/ refunds		-	-	1	-	-	2	-	-	-	-	-	-	3	

Lakewood															
New Entrants: Fees Paid in Cash		-	491,000	145,000	1,508,000	1,003,000	485,000	-	-	-	-	-	-	3,632,000	
New Unit Entrants: Fees Paid in Cash		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected		-	-	-	339,300	-	-	-	-	-	-	-	-	339,300	
Deferrals Collected-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid		(352,628)	-	(100,762)	-	(275,600)	-	-	-	-	-	-	-	(728,990)	
Net Entry Fee Cash-Lakewood		(352,628)	491,000	44,238	1,847,300	727,400	485,000	-	-	-	-	-	-	3,242,310	
Deferrals Granted		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Granted-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid		-	-	-	(339,300)	-	-	-	-	-	-	-	-	(339,300)	
Deferrals Collected/Paid-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	339,300														-
Refunds - Paid Out		352,628	-	100,762	-	275,600	-	-	-	-	-	-	-	728,990	
Refunds - Calculation Submitted		-	100,762	-	22,426	275,600	-	-	-	-	-	-	-	398,788	
Refunds Still on Hold	352,628														22,426
Foregone Entrance Fees: Discounts		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**(4,000.00)**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**(4,000.00)**	
New Residents w/ EF		-	1	1	5	2	4	-	-	-	-	-	-	13	
New Units w/ EF		-	1	1	4	2	3	-	-	-	-	-	-	11	
Internal transfer Residents w/ EF		-	1	-	2	-	-	-	-	-	-	-	-	3	
Internal transfer Units w/ EF		-	1	-	1	-	-	-	-	-	-	-	-	2	
Units w/ refunds		-	1	-	1	1	-	-	-	-	-	-	-	3	

AgeSmart															
New Entrants: Fees Paid in Cash		13,233	-	25,112	119,444	118,024	60,231	-	-	-	-	-	-	336,044	
Deferrals Collected		-	-	28,868	-	-	-	-	-	-	-	-	-	28,868	
Refunds - Paid		-	(911)	(29,083)	-	(37,524)	-	-	-	-	-	-	-	(67,518)	
Net Entry Fee Cash-AgeSmart		13,233	(911)	24,897	119,444	80,500	60,231	-	-	-	-	-	-	297,394	
Deferrals Granted		-	-	-	-	-	60,229	-	-	-	-	-	-	60,229	
Deferrals Collected/Paid		-	-	(28,868)	-	-	-	-	-	-	-	-	-	(28,868)	
Deferrals Collected/Paid-New Units															
Outstanding Deferrals	57,734														89,095
Refunds - Paid Out		-	911	29,083	-	37,524	-	-	-	-	-	-	-	67,518	
Refunds - Calculation Submitted		-	911	29,083	-	37,524	-	-	-	-	-	-	-	67,518	
Refunds Still on Hold	-														-
Age Related / LTC Discount		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Flex on Membership Fees	**0**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
New Members w/ EF		1	-	5	3	1	4	-	-	-	-	-	-	14	
New Couples w/ EF		-	-	3	2	-	2	-	-	-	-	-	-	7	

The Glebe

New Entrants: Fees Paid in Cash		-	48,000	1,667,000	(29,000)	470,000	-	-	-	-	-	-	-	2,156,000	
New Unit Entrants: Fees Paid in Cash		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected		-	54,000	-	-	-	54,000	-	-	-	-	-	-	108,000	
Deferrals Collected-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid		-	(310,176)	-	(320,544)	-	(386,208)	-	-	-	-	-	-	(1,016,928)	
Net Entry Fee Cash-Glebe		-	(208,176)	1,667,000	(349,544)	470,000	(332,208)	-	-	-	-	-	-	1,247,072	
Deferrals Granted		54,000	-	54,000	-	-	-	-	-	-	-	-	-	108,000	
Deferrals Granted-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid		-	(54,000)	-	-	-	(54,000)	-	-	-	-	-	-	(108,000)	
Deferrals Collected/Paid-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	-														-
Refunds - Paid Out		-	310,176	-	320,544	-	386,208	-	-	-	-	-	-	1,016,928	
Refunds - Calculation Submitted		-	-	-	-	45,620	386,208	-	-	-	-	-	-	431,828	
Refunds Still on Hold	630,720														45,620
Foregone Entrance Fees: Discounts		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
New Residents w/ EF		1	1	8	-	1	-	-	-	-	-	-	-	11	
New Units w/ EF		1	1	6	-	1	-	-	-	-	-	-	-	9	
Internal transfer Residents w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal transfer Units w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Units w/ refunds		-	-	-	-	1	1	-	-	-	-	-	-	2	

The Summit

New Entrants: Fees Paid in Cash		(8,282)	368,716	(9,046)	245,766	819,014	905,667	-	-	-	-	-	-	2,321,836	
New Unit Entrants: Fees Paid in Cash		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected		-	-	141,000	-	-	-	-	-	-	-	-	-	141,000	
Deferrals Collected-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid		(253,250)	(178,912)	(169,006)	-	(430,488)	(460,992)	-	-	-	-	-	-	(1,492,648)	
Net Entry Fee Cash-Summit		(261,532)	189,804	(37,052)	245,766	388,526	444,675	-	-	-	-	-	-	970,188	
Deferrals Granted		-	-	-	-	-	240,000	-	-	-	-	-	-	240,000	
Deferrals Granted-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid		-	-	(141,000)	-	-	-	-	-	-	-	-	-	(141,000)	
Deferrals Collected/Paid-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	401,550														500,550
Refunds - Paid Out		253,250	178,912	169,006	-	430,488	460,992	-	-	-	-	-	-	1,492,648	
Refunds - Calculation Submitted		-	169,006	70,272	430,488	390,720	185,760	-	-	-	-	-	-	1,246,246	
Refunds Still on Hold	432,162														185,760
Foregone Entrance Fees: Discounts		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
New Residents w/ EF		-	2	-	1	4	5	-	-	-	-	-	-	12	
New Units w/ EF		-	2	-	1	2	3	-	-	-	-	-	-	8	
Internal transfer Residents w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Internal transfer Units w/ EF		-	-	-	-	-	-	-	-	-	-	-	-	-	
Units w/ refunds		-	1	1	1	1	1	-	-	-	-	-	-	5	

Totals

New Entrants: Fees Paid in Cash		277,401	1,754,836	2,264,316	2,480,832	2,663,516	2,045,848	-	-	-	-	-	-	11,486,750	
New Unit Entrants: Fees Paid in Cash		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferrals Collected		-	577,560	335,508	339,300	240,480	330,000	-	-	-	-	-	-	1,822,848	
Deferrals Collected-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Refunds - Paid		(968,758)	(489,999)	(633,047)	(545,184)	(743,612)	(847,200)	-	-	-	-	-	-	(4,227,800)	
Net Entry Fees		(691,357)	1,842,397	1,966,778	2,274,948	2,160,384	1,528,648	-	-	-	-	-	-	9,081,798	
Deferrals Granted		54,000	240,480	54,000	253,000	23,000	300,229	-	-	-	-	-	-	924,709	
Deferrals Granted-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Deferrals Collected/Paid		-	(577,560)	(335,508)	(339,300)	(240,480)	(330,000)	-	-	-	-	-	-	(1,822,848)	
Deferrals Collected/Paid-New Units		-	-	-	-	-	-	-	-	-	-	-	-	-	
Outstanding Deferrals	2,185,184	-	-	-	-	-	-	-	-	-	-	-	-	-	1,287,045
Refunds - Paid Out		968,758	489,999	633,047	545,184	743,612	847,200	-	-	-	-	-	-	4,227,800	
Refunds - Calculation Submitted		72,576	270,679	323,995	452,914	749,464	933,812	-	-	-	-	-	-	2,803,440	
Refunds Still on Hold	2,040,010														615,650

LifeSpire of Virginia Obligated Group
Interim Financial Statements
Year Ended June 30, 2026

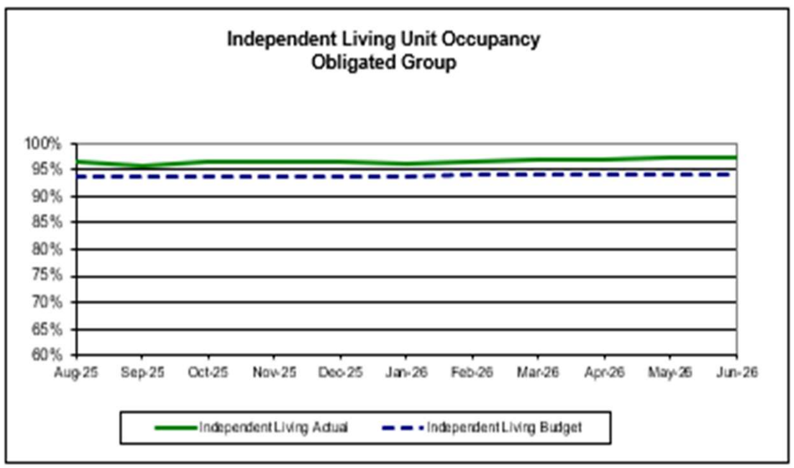
Narrative on Financial Condition

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 $73.1M through Q2 2026 were $912K above budget and $3.3M more than the previous year's results. The favorable variance to budget was due to $1.2M increase in Resident and Healthcare Service revenue while Home Care revenue was unfavorable to budget by $205K through Q2. The revenue variance to the previous year is primarily the result of monthly service fees which were driven by the 2026 rate increases and occupancy greater than plan.

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 $552K above budget, and $1.3M above the previous year's results through Q2. The Group's combined unit occupancy was 492 as of June 30, 2026 and on average year to date has been 504.

Operating Expenses:

Combined operating expenses were $70.4M through Q2 2026, $1.9M under budget and $5.7M 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 $207K over budget and 8.7% higher year-over-year, driven by insurance, overtime, and market-based wage increases to support higher acuity levels. Interest expense is $404K under budget and $1.2M 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:

LifeSpire Obligated Group Medicare Part A - Average Caseload					
	QE 6/30/2025	QE 9/30/2025	QE 12/31/2025	QE 3/31/2026	QE 6/30/2026
The Culpeper	835	775	694	863	1092
The Chesapeake	1206	975	1112	1442	1626
The Glebe	1227	1221	1230	975	961
Lakewood	2851	2602	2783	1971	1940
OG Total	6119	5573	5819	5251	5619
Actual Avg.	67.2	60.6	63.3	58.3	61.7
Avg. Annual Budgeted	63.0	63.0	63.0	66.0	66.0

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 Q2 were $898K less than collections of previously deferred entrance fees, decreasing The Group's outstanding entrance fee deferral balance to $1.3M as of June 30, 2026. We expect the outstanding deferrals to be collected over the next six months.

Net Entrance Fee Receipts:

Net cash entrance fee receipts through Q2 2026 were $9.1M and $6.1M below our year to date budget of $15.2M. The annual budget for entrance fee's is budgeted evenly over the course of the year.

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 June 30, 2026, we had recognized $61.5M in capital costs relating to this project.
- The Glebe Expansion Project is slated for 22 cottages. As of June 30, 2026, we have recognized $29.2M in capital costs relating to this project.
- The Summit and The Glebe projects are being funded from a bond issuance in Q4 2024.
- In Q2 2026, a bond issuance was completed for the expansion of our Summit and Lakewood Communities. The Summit project is forecasted to consist of 22 new independent living Hybrid Homes. The Lakewood project is forecasted to consist of 70 new Hybrid Homes along with a Healthcare repositioning project. The repositioning project will convert 48 skilled nursing residents into 26 assisted living residences.

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 August 7, 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 6/30/2026:

Schedule of Long-Term Debt at 6/30/2026:			
Issue	Current	Non-Current	Total
Series 2016	-	-	-
OIP (net)		-	-
BIC (net)		-	-
Series 2017C	1,042,966	43,092,034	44,135,000
OIP (net)		4,790,532	4,790,532
BIC (net)		(1,082,173)	(1,082,173)
Series 2021	1,822,034	69,972,966	71,795,000
OIP (net)		8,626,387	8,626,387
BIC (net)		(1,492,658)	(1,492,658)
Series 2024	1,050,000	145,888,705	146,938,705
OIP (net)		4,776,141	4,776,141
BIC (net)		(3,003,019)	(3,003,019)
Series 2026	-	140,230,000	140,230,000
OIP (net)		5,424,938	5,424,938
BIC (net)		(987,220)	(987,220)
Total	3,915,000	416,236,634	420,151,634
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 June 30, 2026:

Interim Covenant Tests:	**Results**	**Required**
Days Cash on Hand (a)	276	120
Debt Service Coverage Ratio (a)	1.65	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 second quarter of 2026, AgeSmart has 157 active members and 21 consultative members for a total of 178 members. During the second quarter of 2026 approximately 3% of membership is utilizing services in their homes. AgeSmart has had 10 applications second qtr with 8 being approved with a 80% 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