

Four Seasons: A BHI Community

SERVICE & AMENITIES

The following are the many services and amenities that are included with all monthly financial plans. Please consult our Retirement Counselor for further explanation of additional services.

- All utilities (telephone excluded)
- Basic television cable service
- WiFi
- Bi-weekly housekeeping services
- Monthly meal plan allowance
- Restaurant style dining menus
- Weekly linen service
- Wide variety of social, recreational, and educational programs
- Fitness and wellness programs
- Fully equipped fitness center
- Transportation for select outings
- Regularly scheduled worship services in an ecumenical chapel
- Chaplain on staff
- The security of 24-hour staffing
- 24-hour professional nursing staff
- Residential Library and bi-weekly bookmobile visits
- Private dining/social area
- Laundry facilities
- Insurance on the building (Residents would only need insurance on their personal property)
- Indoor/Outdoor maintenance
- Daily, at your door trash removal service
- Grounds care – mowing, raking, fertilizing, mulching, and weeding
- Snow removal
- Annual deep cleaning of apartments - including carpet shampoo (spot cleaning throughout year)
- Seasonal installation and removal of storm or screen doors

Four Seasons

A BHI COMMUNITY



ADDITIONAL INFORMATION: For more information, you may call the Retirement Counselor at (812) 372-8481. She will be happy to sit down with you to review additional details, including specific pricing for the Four Seasons apartment of your choice.



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FINANCIAL PLAN OPTIONS

Before joining Four Seasons, you can choose a residency agreement with the financial plan that fits your needs. The following information outlines the two main options: continuing care and rental.

Continuing Care Plans:

Residents who enter Four Seasons under a continuing care residency agreement pay an initial (one time only) entrance fee and a monthly service fee throughout their residency.

All C.C. agreements provide the following:

- 60 free days (per contract) in the health center, should the need arise.
- Lower monthly service fees than the fees required for rental plans. (In the long term, this usually results in notable savings.)
- The opportunity to apply for charitable care if your financial resources are exhausted through no fault of your own.
- The right to receive the services described in the residency agreement, including priority access to on-site health care services should the need arise.
- A medical tax deduction (calculated annually) for entrance fees and a portion of the monthly service charges.

The two different Continuing Care Plans that are offered:

Return of Capital (80% Refundable)

Under this plan, if you should move out permanently from Four Seasons at any time, up to 80% of the entrance fee will be refunded to you or your estate, as per the terms of the residency agreement.

Traditional Declining Refund

With the Traditional Declining Refund plan, the potential refund is based on 90% of the entrance fee and declines each month of residency until it is fully exhausted at the end of 48 months. The monthly service fee is the same for both the Return of Capital and Traditional Declining Refund plans.

The terms and benefits of the various continuing care residency agreements are the same with the exception of the fees charged and the refund policies.

Rental Month to Month Plan:

Residents who enter Four Seasons with a rental residency agreement pay no up front entrance fee, but pay a higher monthly service fee than with any of the continuing care plans. Residents with rental agreements also are not eligible for the other benefits of the continuing care plans, as previously listed, such as the 60 free health center days or the opportunity to apply for charitable care if needed. Under this plan, residents are required to pay a refundable deposit upon entry to the community.

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2026 MONTHLY RENTAL PLANS

Name	Square Footage	Apartment Styles	Deposit \$5,000	Rental Monthly Service Fee (No Entry Fee)	
				Single	Couple
Redbud	336 sq ft	Studio		\$4,710	N/A
Hawthorne	490 sq ft	One Bedroom		\$4,920	\$5,940
Hickory	590 sq ft	One Bedroom with Expanded Living Room		\$5,085	\$6,105
White Pine	663 sq ft	One Bedroom with Sun-Room		\$5,100	\$6,120
Cedar	670 sq ft	One Bedroom Deluxe		\$5,160	\$6,180
Pin Oak	675 sq ft	One Bedroom Double		\$5,240	\$6,260
Sycamore	770 sq ft	One Bedroom with Expanded Living Room and Sun-Room		\$6,245	\$7,265
Red Maple	826 sq ft	One Bedroom with Dining Room or Den		\$6,290	\$7,310
Red Maple Deluxe	826 sq ft	One Bedroom, Open Floor Plan and One and a Half Bath		\$6,300	\$7,320
Dogwood	855 sq ft	Studio Bedroom with Expanded Living Room and One and a Half Bath		\$6,310	\$7,330
Cottonwood	900 sq ft	One Bedroom with Expanded Living Area, Sun-Room, One and a Half Bath		\$6,375	\$7,395
Magnolia	1006 sq ft	One Bedroom with Sun-Room and One and a Half Bath		\$6,690	\$7,710
Magnolia Deluxe	1006 sq ft	One Bedroom with Sun-Room, One and a Half Bath, Open Floor Plan		\$6,750	\$7,770
Evergreen	1060 sq ft	Two Bedroom with Two Baths		\$6,890	\$7,910
Tulip	1080 sq ft	Two Bedroom with Expanded Living Room and Two Full Baths		\$7,135	\$8,155
Elm	1180 sq ft	Two Bedroom with Sun-Room and Two Full Baths		\$7,160	\$8,180
Blue Spruce	1300 sq ft	Two Bedroom, Den, Sun-Room and Two Full Bath		\$7,580	\$8,600

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2026 CONTINUING CARE OPTIONS

Name	Square Footage	Apartment Styles	Traditional Declining Refund (48 Month Refund)		Return of Capital (80% Refund)		Monthly Service Fee (For Both Plans)	
			Single	Couple	Single	Couple	Single	Couple
Redbud	336 sq ft	Studio	\$57,300	\$62,300	\$133,600	N/A	\$3,475	N/A
Hawthorne	490 sq ft	1 Bedroom	\$83,500	\$88,500	\$133,600	\$141,600	\$3,565	\$4,250
Hickory	590 sq ft	1 Bedroom w/ Expanded Living Room	\$100,500	\$105,500	\$160,800	\$168,800	\$3,670	\$4,355
White Pine	663 sq ft	1 Bedroom w/ Sun-Room	\$113,100	\$118,100	\$181,000	\$189,000	\$3,680	\$4,365
Cedar	670 sq ft	1 Bedroom Deluxe	\$114,300	\$119,300	\$182,800	\$190,800	\$3,690	\$4,375
Pin Oak	675 sq ft	1 Bedroom Double	\$115,100	\$120,100	\$184,100	\$192,100	\$3,725	\$4,410
Sycamore	770 sq ft	1 BR w/ Expanded Living Room & Sun-Room	\$131,200	\$136,200	\$210,000	\$218,000	\$3,815	\$4,500
Red Maple	826 sq ft	1 BR w/ Dining Room or Den	\$140,800	\$145,800	\$225,300	\$233,300	\$3,820	\$4,505
Red Maple Deluxe	826 sq ft	1 BR, Open Floor Plan & 1 ^{1/2} Bath	\$140,800	\$145,800	\$225,300	\$233,300	\$3,830	\$4,515
Dogwood	855 sq ft	Studio BR w/ Expanded Living Room & 1 ^{1/2} Bath	\$145,800	\$150,800	\$233,200	\$241,200	\$3,840	\$4,525
Cottonwood	900 sq ft	1 BR w/ Expanded Living Area, Sun-Room, 1 ^{1/2} Bath	\$153,500	\$158,500	\$245,500	\$253,500	\$3,900	\$4,585
Magnolia	1006 sq ft	1 BR w/ Sun-Room & 1 ^{1/2} Bath	\$171,500	\$176,500	\$274,300	\$282,300	\$3,980	\$4,665
Magnolia Deluxe	1006 sq ft	1 BR w/ Sun-Room, 1 ^{1/2} Bath, Open Floor Plan	\$171,500	\$176,500	\$274,300	\$282,300	\$4,030	\$4,715
Evergreen	1060 sq ft	2 Bedroom w/ 2 Baths	\$180,700	\$185,700	\$289,200	\$297,200	\$4,155	\$4,840
Tulip	1080 sq ft	2 BR w/ Expanded Living Room & 2 Full Baths	\$184,100	\$189,100	\$294,600	\$302,600	\$4,240	\$4,925
Elm	1180 sq ft	2 BR w/ Sun-Room & 2 Full Baths	\$201,200	\$206,200	\$321,900	\$329,900	\$4,260	\$4,945
Blue Spruce	1300 sq ft	2 BR, Den, Sun-Room & 2 Full Baths	\$221,700	\$226,700	\$354,600	\$362,600	\$4,540	\$5,225

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2026 HEALTH CARE CENTER FINANCIAL PLAN

- Medicare skilled nursing
- Short-term rehabilitative care
- Long-term care
- Outstanding record with the State Board of Health
- Physical, occupational and speech therapies
- 24-hour security and emergency response
- Personal care services
- Medication management
- Oxygen services
- Housekeeping and laundry services
- Life enrichment programming
- Safe environment with secure outdoor courtyard

Financial Plan	Standard/Private Room Fee
<p>PER DIEM AGREEMENT (No Entrance Fee)</p>	\$509
<p>CONTINUING CARE AGREEMENT For direct admission to health care center, there is a one-time-only entrance fee of \$72,600.</p>	\$445
<p>SKILLED NURSING (Medicare Covered)</p>	\$586

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