



To assist you in more fully understanding the value of Duncaster in general there are three items that might be useful to you in your investigation of communities:

1. Life Plan (retirement) communities are very different from 55+ communities in scope of services and covered items in the monthly maintenance fee. See attached sheet for a full listing of covered items. There are never special assessments at Duncaster! Retirement communities have a complete range of services – well beyond the exterior maintenance program of typical “adult communities”. The scope ranges from interior maintenance, inclusive pricing that covers utilities and taxes, and health care services for later in life.
2. All “lifecare” communities are Life Plan Communities (retirement), but not all Life Plan Communities are of the lifecare subcategory. Lifecare communities are also known as Type A. Lifecare is a financial model whereby long term health care costs are pre-paid, much like long term care insurance. If you are living in a lifecare community and need long term care – you will face no change or a minor change in monthly pricing.
 - a. If you are living at Duncaster and need long term care, not only will you receive the LifeCare financial benefit, you will also be able to claim funds from your long term care insurance policy (if you have one).
 - i. In Duncaster’s area, average long term care costs (for 2017)* are \$487.00/day for a *shared room*. Under Duncaster’s LifeCare benefit, there is no additional charge for long term care. And at Duncaster you will always have *private accommodations* – no shared rooms!
 - b. You may also choose a Fee for Service (Type C) option at Duncaster, which offers a lesser monthly fee for independent living with long term care paid a la carte. You still access Duncaster’s health center for long term care. And if you have a long term care policy you will also be able to receive claims from that policy.
3. *With the LifeCare model, people who live at Duncaster are eligible for significant tax deductions.* The IRS recognizes the LifeCare benefit as a pre-paid medical expense. (There may be deductibility with the Fee for Service option, but typically not as much).
 - a. There is a one-time deduction as a factor of the entrance fee. In the most previous tax year it was 27.02% deduction potential on the LifeCare entrance fee.
 - b. There is also a second medical deduction, which is a yearly deduction, as a factor of the monthly fee. In the most recent tax year it was a 26.82% annual deduction of the LifeCare monthly fee (prorated for people who move in months other than January).

*Genworth Cost of Care Survey 2017

