



March 28, 2004

To Our Bondholders:

In accordance with the Loan and Trust Agreement (Agreement) executed and delivered in connection with the issuance of \$47,000,000 of Cumberland County Municipal Authority Revenue Bonds, Series of 1996, we submit the following information. The required information discloses certain financial and operational results for Presbyterian Homes, Inc. (Corporation) for the year ended December 31, 2003 as required under section 726 of the Agreement.

The annual audited financial statements for the year ending December 31, 2003 have been submitted to each Repository and our Trustee, The Bank of New York, and are incorporated by reference in the continuing disclosure where applicable. Updated Appendix A information contained under the following headings is attached: "Summary of Available Units", "Occupancy Statistics", "Revenues of Presbyterian Homes, Inc. for Nursing Facilities", and "Revenue Mix by Facility Type".

This letter is intended to be the Officer's Certificate stating that we have filed the necessary information with each Repository.

Sincerely,

Jeffrey J. Davis

Jeffrey J. Davis
Chief Financial Officer
Presbyterian Homes, Inc.

JJD/dk

SUMMARY OF AVAILABLE UNITS, ACCREDITATION, LICENSURE, AND PROGRAMS

PHI AND RELATED ENTITES

FACILITY	# OF LIVING UNITS	ACCREDITATION & LICENSURE	SPECIALIZED PROGRAMS	ON-SITE REHAB SERVICES
The Easton Home *** Paul Cercone, Administrator 1022 Northampton Street Easton, PA 18042-4292 (610) 258-7773 - (610) 258-7740 FAX EIN # 23-2941518 (Pres Homes)	55 A/L Units	PA Department of Public Welfare, PA Department of Aging	Traditional Assisted Living Units, Alzheimer's Care, Respite Care	Physical, Occupational, & Speech Therapy
Forest Park Health Center *** Hope Manning, Executive Director 700 Walnut Bottom Road Carlisle, PA 17013-3699 (717) 960-7700 - (717) 243-8519 FAX EIN # 23-2941518 (Pres Homes)	114 Nursing/ Rehab Beds	Medicare, Medicaid, Department of Health	Alzheimer's Care, Respite Care	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy.
Green Ridge Village *** Dan Davis, Executive Director 210 Big Spring Road Newville, PA 17241-9486 (717) 776-3192 - (717) 776-6266 FAX EIN # 23-2941518 (Pres Homes)	119 I/L Units 65 A/L Units 79 Nursing/ Rehab	Medicare, Medicaid, Department of Health, PA Insurance Department, PA Department of Public Welfare CCAC Accreditation	Assisted Living Services, Alzheimer's Care, Respite Care	Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Mark H. Kennedy Park *** Louis Meola, General Manager Charlene Moffo, Resident Services Mgr. 108 Pine Avenue St. Clairsville, OH 43950-9739 (740) 695-7275 - (740) 695-2007 FAX EIN # 23-2941518 (Pres Homes)	29 I/L Units			
St. Andrew's Village *** Louis Meola, Executive Director 1155 Indian Springs Road Indiana, PA 15701-3494 (724) 464-1600 - (724) 349-6473 FAX EIN # 23-2941518 (Pres Homes)	22 A/L Units 30 I/L Units 131 Nursing & Rehab Beds	Medicare, Medicaid, Department of Health, PA Insurance Department, PA Department of Public Welfare CCAC Accreditation	Alzheimer's Unit, Assisted Living Services, Respite Care	Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Sycamore Manor Health Center *** Michele Brague, Executive Director 1445 Sycamore Road Montoursville, PA 17754-9520 (570) 326-2037 - (570) 326-7378 FAX EIN #23-2941518 (Pres Homes)	133 Nursing/ Rehab Beds	Medicare, Medicaid, Department of Health	Dementia/Alzheimer's Care Unit, Respite Care	Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Ware Presbyterian Village *** Donna J. Martin, Executive Director 7 East Locust Street Oxford, PA 19363-1399 (610) 998-2400 - (610) 998-2401 FAX EIN # 23-2941518 (Pres Homes)	81 I/L Units 20 A/L Units 113 Nursing/ Rehab Beds 22 Dementia Unit	Medicare, Medicaid, Department of Health, PA Insurance Department, PA Department of Public Welfare CCAC Accreditation	Alzheimer's Care, Respite Care, Assisted Living Services	Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Westminster Village/Allentown *** Jeraldine Kohut, Executive Director 803 North Wahneta Street Allentown, PA 18109-2491 (610) 782-8300 - (610) 434-9578 FAX\ EIN # 23-2941518 (Pres Homes)	67 I/L Units 111 Nursing/ Rehab Beds	Medicare, Medicaid, Department of Health, PA Insurance Department, PA Department of Public Welfare CCAC Accreditation	Licensed Adult Day Care, Respite Care, Assisted Living Services, Alzheimer's Care	Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy

FACILITIES AND SERVICES

<p>Westminster Village/Dover *** Robert Kratz, Executive Director 1175 McKee Road Dover, DE 19904-2268 (302) 744-3600 - (302) 674-8656 FAX EIN # 23-2941518 (Pres Homes)</p>	<p>60 A/L Units 119 I/L Units 61 Nursing/ Rehab Beds</p>	<p>Medicare, Medicaid, Delaware Health and Social Services</p> <p>CCAC Accreditation</p>	<p>Respite Care, Assisted Living Services, Alzheimer's Services</p>	<p>Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy</p>
<p>Williamsport Home *** Linda Bigelow, Administrator 810 Louisa Street Williamsport, PA 17701-3098 (570) 323-2621 - (570) 323-3922 FAX EIN # 23-2941518 (Pres Homes)</p>	<p>26 A/L Units</p>	<p>PA Department of Public Welfare</p>	<p>Respite Care, Assisted Living Services</p>	
<p>OTHER PHI AFFILIATES</p>				
<p>Kirkland Village** Carol Perfect, Executive Director One Kirkland Village Circle Bethlehem, PA 18017-3846 (610) 691-4500 - (610) 691-4541 FAX EIN # 25-1645065 (PHSC)</p>	<p>162 I/L Units 33 A/L Units 60 Nursing/ Rehab Beds</p>	<p>Medicare, Department of Health, PA Insurance Department, PA Department of Public Welfare</p> <p>CCAC Accreditation</p>	<p>St. Luke's Hospital Geriatric & Medicare Practice, Assisted Living Services, Alzheimer's Care, Respite Care</p>	<p>Short Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy</p>
<p>Presbyterian Apartments, Inc. **** Keith LePrevost, Manager 322 North Second Street Harrisburg, PA 17101-1302 (717) 233-5114 - (717) 234-7603 FAX EIN # 23-1381404 (PHI)</p>	<p>165 I/L Units</p>	<p>U.S. Department of Housing & Urban Development</p>	<p>On-Site Restaurant, Beauty Shop, Library, Solarium</p>	
<p>Geneva House, Inc. **** Kay Danzico, Manager 323 Adams Avenue Scranton, PA 18503-1609 (570) 347-4885 - (570) 347-5863 FAX EIN # 23-1381404 (PHI)</p>	<p>62 I/L Units</p>	<p>U.S. Department of Housing & Urban Development</p>	<p>Full Time Support Services Staff On-Site, Resident Manager, 24- Hour On-Call Maintenance, Solarium</p>	
<p>Glen Meadows Retirement Community* Charles Brown, Executive Director 11630 Glen Arm Road Glen Arm, MD 21057-9403 (410) 592-5310 - (410) 592-6175 FAX EIN # 52-2133513 (PSLSI)</p>	<p>211 I/L Units 29 A/L Units 31 Nursing/ Rehab</p>	<p>Medicare, Medicaid,</p>	<p>Assisted Living Services</p>	

*Presbyterian Senior Living Services, Inc. (PSLSI)
 **Presbyterian Housing and Services Corporation (PHSC)
 ***Presbyterian Homes, Inc. (Pres Homes)
 ****PHI

INDEPENDENT LIVING, ASSISTED LIVING AND SKILLED NURSING FACILITY
OCCUPANCY RATES for 2000 through December 31, 2003

FACILITY	Year-to date 12/31/03	2002	2001	2000
CONTINUING CARE RETIREMENT COMMUNITIES:				
Green Ridge Village <i>Newville, PA</i>				
Independent	92%	93%	96%	97%
Assisted	88%	97%	96%	93%
Skilled	95%	97%	95%	88%
St. Andrew's Village <i>Indiana, PA</i>				
Independent	91%	91%	89%	89%
Assisted*	97%	91%	96%	96%
Skilled	96%	92%	87%	92%
Ware Presbyterian Village <i>Oxford, PA</i>				
Independent	97%	95%	94%	83%
Assisted	98%	100%	99%	97%
Skilled	99%	97%	96%	91%
Westminster Village <i>Allentown, PA</i>				
Independent	97%	96%	93%	93%
Skilled	97%	97%	96%	96%
Westminster Village <i>Dover, DE</i>				
Independent	89%	94%	92%	93%
Assisted**	92%	90%	70%	47%
Skilled	96%	90%	82%	86%
OTHER FREESTANDING FACILITIES:				
Mark H. Kennedy Park <i>St. Clairsville, OH</i>				
Independent Living	95%	91%	62%	60%
Hutchinson House <i>Devon, PA***</i>	N/A	N/A	61%	62%
Williamsport Presbyterian Home <i>Williamsport, PA</i>				
Assisted Living	90%	89%	87%	98%
The Easton Home <i>Easton, PA</i>				
Assisted Living	92%	84%	84%	94%
Forest Park Health Center <i>Carlisle, PA</i>				
Skilled	93%	90%	80%	76%
Sycamore Manor <i>Sycamore, PA</i>				
Skilled	93%	93%	89%	88%

* Assisted Living Facility Opened September 1999

** Assisted Living Facility Opened April 24, 2000

*** No longer operating (as of 12/1/01, facility sold in 2002)

Revenue of Presbyterian Homes, Inc. for Nursing Facilities: Nursing services of Presbyterian Homes, Inc. are charged on a per diem basis. Private pay, semi-private daily room rates range from \$146 to \$196. A table of total patient service revenues based on patient days for nursing facilities by payment source for the year ending December 31, 2003 is presented below:

<u>FACILITY</u>	<u>Private Pay</u>	<u>Medicare</u>	<u>Medicaid</u>	<u>Other</u>
Green Ridge Village - Swaim Health Center <i>Newville, PA</i>	31%	15%	50%	4%
St. Andrew's Village - Julia Wilson Pound Health Center <i>Indiana, PA</i>	25%	14%	56%	5%
Ware Presbyterian Village - Oxford Manor Health Center <i>Oxford, PA</i>	35%	7%	52%	6%
Westminster Village <i>Allentown, PA</i>	22%	13%	58%	7%
Westminster Village <i>Dover, DE</i>	36%	17%	46%	1%
Forest Park Health Center <i>Carlisle, PA</i>	20%	13%	66%	1%
Sycamore Manor Health Center <i>Montoursville, PA</i>	24%	11%	64	1%
Average 2003	27%	12%	57%	4%
Average 2002	28%	13%	55%	4%
Average 2001	29%	12%	54%	5%

Revenue Mix by Facility Type: The following table presents the revenue mix of Presbyterian Homes, Inc. by facility type for 2003, 2002 and 2001.

<u>Facility Type</u>	<u>2003</u> <u>\$ Amount</u> <u>in</u> <u>Millions</u>	<u>2003</u> <u>% of Totals</u>	<u>2002</u> <u>\$ Amount</u> <u>in</u> <u>Millions</u>	<u>2002</u> <u>% of Totals</u>	<u>2001</u> <u>\$ Amount</u> <u>in</u> <u>Millions</u>	<u>2001</u> <u>% of Totals</u>
Nursing	\$48.669	70%	\$46.153	70%	\$41.203	67%
Independent Living	\$12.198	17%	\$11.451	17%	\$11.167	18%
Assisted Living	\$7.027	10%	\$6.658	10%	\$7.546	12%
Health Insurance Premiums – Type A Contracts	\$1.015	1%	\$1.080	2%	\$1.130	2%
Other	\$1.481	2%	\$1.443	1%	\$.904	1%
Total	\$70.390	100%	\$66.785	100%	\$61.951	100%

Note: Amounts do not include investment income and gifts and bequests.