



PRESBYTERIAN
SENIOR LIVING

April 21, 2010

To Our Bondholders:

In accordance with the Loan and Trust Agreement (Agreement) executed and delivered in connection with the issuance of Cumberland County Municipal Authority Revenue Bonds, we submit the following information. The required information discloses certain financial and operational results for the PHI Obligated Group (Corporation) for the year ended December 31, 2009 as required under the agreements.

The annual audited financial statements for the year ending December 31, 2009 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", "Payor Mix of the PHI Obligated Group 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
Sr. Vice President and Chief Financial Officer
Presbyterian Homes, Inc.

JJD/dlm

SUMMARY OF AVAILABLE UNITS, ACCREDITATION, LICENSURE, AND PROGRAMS

Presbyterian Senior Living & Related Entities

Darker Facilities are PHI Obligated Group

Others are separately incorporated

FACILITIES & SERVICES

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) 250-5000 - (610) 258-7740 FAX	53 A/L Units	PA Department of Public Welfare, PA Dept. of Aging CCAC Accreditation	Traditional Assisted Living Units, Alzheimer's Care, Respite Care	Physical, Occupational, & Speech Therapy
Grace Manor** Brian Parks, Executive Director 580 North Ninth Street Indiana, PA 15701-1228 (724) 464-1600 - (724) 349-6473 FAX	18 I/L Units			
Green Ridge Village ** Walt Kingera, Executive Director 210 Big Spring Road Newville, PA 17241-9486 (717) 776-8200 - (717) 776-6266 FAX	126 I/L Units 64 A/L Units 79 Nursing/ Rehab Beds	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
Kirkland Village** Dan Frost, Executive Director One Kirkland Village Circle Bethlehem, PA 18017-3846 (610) 691-4500 - (610) 691-4541 FAX	164 I/L Units 33 A/L Units 60 Nursing/ Rehab Beds	Medicare, Department of Health, PA Insurance Department, PA Department of Public Welfare CCAC Accreditation	St. Luke's Hospital Geriatric & Medicare Practice, Assisted Living Services, Alzheimer's Care, Respite Care	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Mark H. Kennedy Park** Charlene Moffo, General Manager 108 Pine Avenue St. Clairsville, OH 43950-9739 (740) 695-7275 - (740) 695-2007 FAX	29 I/L Units			
St. Andrew's Village ** Brian Parks, Executive Director 1155 Indian Springs Road Indiana, PA 15701-3494 (724) 464-1600 - (724) 349-6473 FAX	30 I/L Units 22 A/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	133 Nursing/ Rehab Beds	Medicare, Medicaid, Department of Health CCAC Accreditation	Dementia/Alzheimer's Care Unit, Respite Care	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy

FACILITY	# OF LIVING UNITS	ACCREDITATION & LICENSURE	SPECIALIZED PROGRAMS	ON-SITE REHAB SERVICES
Ware Presbyterian Village ** James Burnham, Exec. Director 7 East Locust Street Oxford, PA 19363-1399 (610) 998-2400 - (610) 998-2401 FAX	84 I/L Units 52 A/L Units 137 Nursing/ Rehab Beds 24 Bed 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 ** Dan Krieger, Executive Director 803 North Wahneta Street Allentown, PA 18109-2491 (610) 782-8300 - (610) 434-9578 FAX	68 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
Westminster Village/Dover ** Mary Ann Poling, Exec. Director 1175 McKee Road Dover, DE 19904-2268 (302) 744-3600 - (302) 674-8656 FAX	119 I/L Units 59 A/L Units 61 Nursing/ Rehab Beds	Medicare, Medicaid, Delaware Health and Social Services CCAC Accreditation	Respite Care, Assisted Living Services, Alzheimer's Services	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Presbyterian Home @ Williamsport ** Renna Engel, Administrator 810 Louisa Street Williamsport, PA 17701-3098 (570) 323-2621 - (570) 323-3922 FAX	26 A/L Units	PA Department of Public Welfare CCAC Accreditation	Respite Care, Assisted Living Services	
OTHER PSL AFFILIATES				
Geneva House, Inc. *** Jeannette Yatsko, Manager 323 Adams Avenue Scranton, PA 18503-1609 (570) 347-4885 - (570) 347-5863 FAX	62 I/L Units	U.S. Department of Housing & Urban Development	Full Time Support Services Staff On-Site, Resident Manager, 24- Hour On-Call Maintenance, Solarium	
Glen Meadows Retirement Community* Yolanda Johnson, Executive Director 11630 Glen Arm Road Glen Arm, MD 21057-9403 (410) 592-5310 - (410) 592-6175 FAX	209 I/L Units 29 A/L Units 31 Nursing/ Rehab Beds	Medicare, Medicaid	Assisted Living Services	
Presbyterian Apartments, Inc. *** Keith LePrevost, Manager 322 North Second Street Harrisburg, PA 17101-1302 (717) 233-5114 - (717) 234-7603 FAX	165 I/L Units	U.S. Department of Housing & Urban Development	On-Site Restaurant, Beauty Shop, Library, Solarium	
PHI Bloomsburg Senior Care, Inc. *** Adjacent to Bloomsburg Hospital – 549 Fair Street Bloomsburg, PA 17815 Contact 717-502-8840	55 acres to be developed into a senior living campus with multiple levels of care and services			

FACILITY	# OF LIVING UNITS	ACCREDITATION & LICENSURE	SPECIALIZED PROGRAMS	ON-SITE REHAB SERVICES
Quincy Retirement Community***** Louis Varella, Executive Director 6596 Orphanage Road P.O. Box 217 Quincy, PA 17247 (717) 749-2300 or 800-377-3102 (717) 749-2019 FAX	184 I/L Units 31 A/L Units 133 Nursing/ Rehab Beds	Medicare, Medical Assistance, Department of Health, PA Insurance Department, PA Dept. of Public Welfare	Alzheimer's Service Respite Care Hospice	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational, and Speech Therapy
Schartner House***** Jackie Bennett, Manager 1271 Gettysburg Pike Dillsburg, PA 17019 (717) 432-1670 – (717) 432-1679 FAX	50 I/L Units	Pennsylvania Housing Finance Agency	On-Site Resident Manager, 24 Hour On-Call Maintenance, Underground Parking, Solarium	
The Long Community at Highland*** Presbyterian Church 600 East Roseville Road Lancaster, PA 17601 Contact -- 717-502-8840	200 IL & AL units under development			
Westminster Place at Carroll Village*** Valerie Fishel, Compliance Manager One Trinity Drive East, Suite 201 Dillsburg, PA 17019 (717) 502-8840	29 IL (under construction)	Pennsylvania Housing Finance Agency	On-Site Resident Manager, 24 Hour On-Call Maintenance, Underground Parking, Solarium	
Westminster Place at Parkesburg*** Denise Kurman, Manager 320 W. First Avenue Parkesburg, PA 19365 (610) 857-1416 – (610) 857-4279 FAX	72 I/L Units	Pennsylvania Housing Finance Agency	On-Site Resident Manager, 24 Hour On-Call Maintenance, Solarium	
Westminster Place at Stewartstown*** Gloria Duncan, Manager 14-18 South Hill Street Stewartstown, PA 17363 (717) 825-3310	96 IL (under construction)	Pennsylvania Housing Finance Agency	On-Site Resident Manager, 24 Hour On-Call Maintenance, Solarium	
Westminster Place at Windy Hill*** Valerie Fishel, Compliance Manager 100 Dogwood Drive P.O. Box 551 Phillipsburg, PA 16866	36 IL (under construction)	Pennsylvania Housing Finance Agency	On-Site Resident Manager, 24 Hour On-Call Maintenance, Solarium	
Presbyterian Village at Hollidaysburg**** Deb Larkin, Exec. Director 220 Newry Street P.O. Box 38 Hollidaysburg, PA 16648 (814) 695-5095 – (814) 693-9029 FAX	30 I/L Units 44 A/L Units 67 Nursing Beds	PA Department of Health, PA Dept. of Public Welfare, PA Insurance Department	Assisted Living, Alzheimer's Services	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Westminster Woods at Huntingdon**** Deborah Barefoot, Exec. Director 360 Westminster Drive Huntingdon, PA 16652 (814) 643-3160 or 800-392-7981 (814) 643-3536 FAX	58 I/L Units 34 A/L Units 64 Nursing Beds	Medicare, Medicaid PA Department of Health, PA Dept. of Public Welfare, PA Insurance Department	Assisted Living, Alzheimer's Services	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy

FACILITY	# OF LIVING UNITS	ACCREDITATION & LICENSURE	SPECIALIZED PROGRAMS	ON-SITE REHAB SERVICES
Woodland Retirement Center**** Joyce Jones, Administrator 18889 Croghan Pike P.O. Box 280, Route 522 Orbisonia, PA 17243-0280 (814) 447-5563 or 800-232-9888 (814) 447-5486 FAX	5 I/L Units 125 Nursing Beds	Medicare, Medicaid, PA Department of Health	Alzheimer's Services	Short and Long-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational and Speech Therapy
Windy Hill Village**** Chad Evans, Executive Director 100 Dogwood Drive P.O. Box 551 Philipsburg, PA 16866 (814) 342-6090 – (814) 342-2362 FAX	5 I/L Units 18 A/L Units 120 Nursing Beds	Medicare, Medicaid, PA Department of Health	Alzheimer's Services	Short-Term Orthopedic, Stroke and Medical Rehab, Physical, Occupational, Speech and Respiratory Therapy
The Long Community*** Rebecca Glass, Administrator 200 N. West End Avenue Lancaster, PA 17603-3216 (717) 381-4900	50 A/L Units	PA Department of Public Welfare CCAC Accreditation	Respite Care, Assisted Living Services	
everyday LIFE (opening 2/09) ***** Wendy Weaver, Executive Director 2045 Westgate Drive, Suite 100 Bethlehem, PA 18017-7487 (610) 954-5433 - (717) 481-7933 FAX	N/A Participants live in the community and are transported to Adult Day Center for PACE services.	CMS, DPW, Adult Day Center licensure	PACE All-inclusive care for nursing home eligible persons. Includes primary care, home care, hospitalization, nursing home placement, pharmaceuticals. Dementia unit.	Physical, Occupational and Speech therapies

- * Presbyterian Senior Living Services, Inc. (PSLSI)
- ** Presbyterian Homes, Inc. (Pres Homes)
- *** PHI dba Presbyterian Senior Living
- **** Presbyterian Homes in the Presbytery of Huntingdon
- ***** Quincey Retirement Community
- ***** Schartner House
- ***** everyday LIFE

INDEPENDENT LIVING, ASSISTED LIVING AND SKILLED NURSING FACILITY OCCUPANCY RATES for
2008 through December 31, 2009

FACILITY	2009	2008
CONTINUING CARE RETIREMENT COMMUNITIES:		
Green Ridge Village, Newville, PA		
Independent	98%	98%
Assisted	84%	82%
Skilled	96%	95%
St. Andrew's Village, Indiana, PA		
Independent	92%	86%
Assisted	99%	99%
Skilled	95%	96%
Ware Presbyterian Village, Oxford, PA		
Independent	97%	97%
Assisted*	97%	95%
Skilled	97%	97%
Kirkland Village, Bethlehem, PA		
Independent	97%	94%
Assisted*	97%	96%
Skilled	86%	87%
Westminster Village, Allentown, PA		
Independent	89%	91%
Skilled	94%	98%
Westminster Village, Dover, DE		
Independent	86%	89%
Assisted	95%	97%
Skilled	96%	97%
Westminster Woods at Huntingdon, Huntingdon, PA		
Independent	94%	96%
Assisted	90%	97%
Skilled	97%	97%
Windy Hill Village, Philipsburg, PA		
Independent	100%	100%
Assisted	96%	95%
Skilled	97%	98%
Presbyterian Village at Hollidaysburg, Hollidaysburg, PA		
Independent	82%	93%
Assisted	91%	97%
Skilled	95%	98%
Woodland Retirement Community, Orbisonia, PA		
Independent	74%	71%
Skilled	93%	93%
Quincy Retirement Community, Quincy, PA		
Independent	86%	93%
Assisted	93%	96%
Skilled	92%	96%

FACILITY	2009	2008
OTHER FREESTANDING FACILITIES:		
Mark H. Kennedy Park, St. Clairsville, OH		
Independent Living	91%	96%
Grace Manor, Indiana, PA		
Independent Living	96%	N/A
Presbyterian Home at Williamsport, Williamsport, PA		
Assisted Living	89%	90%
The Easton Home, Easton, PA		
Assisted Living	98%	95%
The Long Community, Lancaster, PA		
Assisted Living	88%	N/A
Forest Park Health Center, Carlisle, PA		
Skilled	N/A	N/A
Sycamore Manor, Sycamore, PA		
Skilled	96%	96%
Total PHI Obligated Group		
Independent Living	91%	93%
Assisted Living	93%	94%
Skilled	94%	96%

Payor Mix of PHI Obligated Group for Nursing Facilities: A table of total census mix based on resident days for nursing facilities by payment source for the year ending December 31, 2009 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>	24%	13%	55%	8%
Kirkland Village <i>Bethlehem, PA</i>	57%	28%	0%	15%
St. Andrew's Village - Julia Wilson Pound Health Center <i>Indiana, PA</i>	26%	13%	49%	12%
Ware Presbyterian Village - Oxford Manor Health Center <i>Oxford, PA</i>	30%	11%	54%	5%
Westminster Village <i>Allentown, PA</i>	24%	12%	60%	4%
Westminster Village <i>Dover, DE</i>	26%	16%	47%	11%
Sycamore Manor Health Center <i>Montoursville, PA</i>	22%	10%	64%	4%
Quincy Retirement Community <i>Quincy, PA</i>	22%	15%	61%	2%
Westminster Woods at Huntingdon <i>Huntingdon, PA</i>	39%	16%	42%	3%
Presbyterian Village at Hollidaysburg <i>Hollidaysburg, PA</i>	23%	12%	52%	13%
Windy Hill Village <i>Philipsburg, PA</i>	18%	9%	67%	6%
Woodland Retirement Center <i>Orbisonia, PA</i>	10%	7%	82%	1%
Average 2009	25%	12%	57%	6%
Average 2008	27%	12%	56%	5%

Revenue Mix by Facility Type: The following table presents the revenue mix of PHI Obligated Group by facility type for 2009 and 2008.

<u>Facility Type</u>	<u>2009</u> <u>\$ Amount</u> <u>in</u> <u>Millions</u>	<u>2009</u> <u>% of Totals</u>	<u>2008</u> <u>\$ Amount</u> <u>in</u> <u>Millions</u>	<u>2008</u> <u>% of Totals</u>
Nursing	\$101.857	66.1%	\$99.002	65.9%
Independent Living	\$28.918	18.8%	\$26.538	17.7%
Assisted Living	\$20.027	12.9%	\$18.537	12.3%
Health Insurance Premiums – Type A Contracts	\$0.974	0.6%	\$1.355	0.9%
Other	\$2.424	1.6%	\$4.783	3.2%
Total	\$154.200	100.0%	\$150.215	100.0%

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