

FINANCIAL VARIANCE REPORT - JUNE 2023
WhiteStone: A Masonic & Eastern Star Community

Jun-23	1-Jun Budget	1-Jun Actual	1-Jun Variance	YTD Budget	YTD Actual	YTD Variance
SUMMARY OPERATING RESULTS:						
Total Operating Revenue	1,258,917.14	1,363,610.39	104,693.25	7,621,842.30	7,354,811.27	-267,031.03
Total Operating Expense	1,570,418.20	1,721,204.80	-150,786.60	8,806,583.69	8,372,003.41	434,580.28
Net Operating Income	-311,501.06	-357,594.41	-46,093.35	-1,184,741.39	-1,017,192.14	167,549.25
Total Other Income	228,625.00	898,139.45	669,514.45	1,271,250.00	2,668,902.36	1,397,652.36
Total Other Expenses	318,104.00	249,043.45	69,060.55	1,630,891.50	1,466,291.68	164,599.82
Net Income/(Loss)	-400,980.06	291,501.59	692,481.65	-1,544,382.89	185,418.54	1,729,801.43

Operating Revenue						
Total Independent Living Revenue	489,557.00	537,072.33	47,515.33	2,683,773.00	2,894,157.17	210,384.17
Total Health Center Revenue	647,292.23	575,449.74	-71,842.49	3,602,688.28	3,194,417.86	-408,270.42
Total Assisted Living - Dementia	69,331.67	-97,506.13	-166,837.80	348,835.26	143,089.84	-205,745.42
Total Home Health Revenue	24,663.61	17,319.88	-7,343.73	146,300.30	121,896.53	-24,403.77
Total Other Operating Revenue	28,072.63	331,274.57	303,201.94	840,245.46	1,001,249.87	161,004.41
Total Operating Revenue	1,258,917.14	1,363,610.39	104,693.25	7,621,842.30	7,354,811.27	-267,031.03

Operating Revenue - HC [CWC]	647,292.23	575,449.74	-71,842.49	3,602,688.28	3,194,417.86	-408,270.42
Operating Revenue -- AL [Assisted Living]	69,331.67	-97,506.13	-166,837.80	348,835.26	143,089.84	-205,745.42
Total Health Center Revenue:	716,623.90	477,943.61	-238,680.29	3,951,523.54	3,337,507.70	-614,015.84

OCCUPANCY [BY CARE SETTING]						
Occupancy - All Care Settings:	222.0	218.3	(3.7)	203.4	203.8	0.4
Occupancy - Independent Living:	158.0	153.1	(4.9)	139.6	142.7	3.1
Occupancy - Assisted Living:	-	-	0.0	11.0	8.0	(3.0)
Occupancy - Health Center:	64.0	65.2	1.2	52.8	53.1	0.3
OCCUPANCY [BY PAYOR TYPE]						
HC Total Occupancy:	64.0	65.2	1.2	52.8	53.1	0.3
HC [Medicare A]:	7.0	5.8	(1.2)	5.3	6.4	1.1
HC [HMO/Managed Care]:	12.0	14.7	2.7	7.0	9.8	2.8
HC [Medicaid]:	20.0	17	(3.0)	19.8	13.7	(6.1)
HC [Private Pay]:	25.0	27.7	2.7	20.7	23.2	2.5

Commentary: Assisted living / Memory care beds were taken offline for phase 4 of renovations in May.

Jun-23	1-Jun Budget	1-Jun Actual	1-Jun Variance	YTD Budget	YTD Actual	YTD Variance
SUMMARY OPERATING RESULTS:						
Operating Expense						
Total General and Administrative Expense	297,079.18	307,103.07	-10,023.89	1,789,426.40	1,671,863.44	117,562.96
Total Plant Expenses	212,077.02	245,781.31	-33,704.29	1,256,160.74	1,219,773.63	36,387.11
Total Environmental Service Expense	99,881.71	90,935.99	8,945.72	483,868.62	421,442.32	62,426.30
Total Food & Beverage Service Expense	289,827.41	298,486.53	-8,659.12	1,617,765.53	1,438,208.26	179,557.27
Total Resident Services Expense	26,522.94	26,933.21	-410.27	159,638.28	125,133.86	34,504.42
Total Health Center Expense	482,846.82	668,948.34	-186,101.52	2,748,781.42	3,076,136.39	-327,354.97
Total Assisted Living - Dementia Expense	101,909.35	18,394.13	83,515.22	387,532.65	110,616.38	276,916.27
Total Community Home Health Expense	60,273.77	64,622.22	-4,348.45	363,410.05	308,829.13	54,580.92
Total Operating Expense	1,570,418.20	1,721,204.80	-150,786.60	8,806,583.69	8,372,003.41	434,580.28

DEPARTMENTAL OVERVIEWS:						
General & Administrative						
Total Wages	90,776.85	99,789.70	-9,012.85	547,613.40	447,413.60	100,199.80
Total Benefits and Taxes	16,563.03	17,732.12	-1,169.09	99,615.48	99,047.60	567.88
Total Other Expenses	189,739.30	189,581.25	158.05	1,142,197.52	1,125,402.24	16,795.28
Total General and Administrative Expense	297,079.18	307,103.07	-10,023.89	1,789,426.40	1,671,863.44	117,562.96

Commentary: Expenses over budget in sales account (7,894) for moving fees of current residents to expansion apartments. Also, Mgt fee account over budget (23,062) due to budgeting error, identified by Director of Financial Services during budget process, but had not been adjusted by LCS Finance to reflect accurate rate.

Plant						
Total Wages	68,182.14	78,901.29	-10,719.15	368,748.51	318,755.99	49,992.52
Total Benefits and Taxes	12,674.91	13,742.36	-1,067.45	72,013.16	72,030.69	-17.53
Total Non-Utility Other Expenses	84,418.21	107,540.47	-23,122.26	491,429.16	501,289.73	-9,860.57
Total Utilities	46,801.76	45,597.19	1,204.57	323,969.91	327,697.22	-3,727.31
Total Other Expenses	131,219.97	153,137.66	-21,917.69	815,399.07	828,986.95	-13,587.88
Total Plant Expenses	212,077.02	245,781.31	-33,704.29	1,256,160.74	1,219,773.63	36,387.11

Commentary: Maintenance and repair for apartment turns over budget (15,833), largely due to painting expense. M&R expense building other expense exceeded budget by (14,404), also related to apartment refurbishment.

Jun-23		1-Jun	1-Jun	1-Jun	YTD	YTD	YTD
SUMMARY OPERATING RESULTS:		Budget	Actual	Variance	Budget	Actual	Variance
Environmental Services							
Total Wages	74,501.52	68,815.58	5,685.94	343,973.14	295,506.75	48,466.39	
Total Benefits and Taxes	15,015.46	13,879.44	1,136.02	79,782.68	74,893.08	4,889.60	
Total Other Expenses:	10,364.73	8,240.97	2,123.76	60,112.80	51,042.49	9,070.31	
Total Environmental Service Expense	99,881.71	90,935.99	8,945.72	483,868.62	421,442.32	62,426.30	
Food Service							
Total Wages	152,995.99	177,399.82	-24,403.83	843,427.94	726,993.31	116,434.63	
Total Benefits and Taxes	25,644.77	32,063.80	-6,419.03	146,424.50	168,297.95	-21,873.45	
Total Other Expenses	111,186.65	89,022.91	22,163.74	627,913.09	542,917.00	84,996.09	
Total Food & Beverage Service Expense	289,827.41	298,486.53	-8,659.12	1,617,765.53	1,438,208.26	179,557.27	
F&B Raw Foods Totals:							
F&B Supplies Totals:							
Commentary: Another strong month for the Food and Beverage Department and tracking for a great year. Labor expense over for having three payrolls in June.							
Resident Services							
Total Wages	16,620.15	19,417.31	-2,797.16	100,269.35	84,004.37	16,264.98	
Total Benefits	3,868.75	3,449.03	419.72	23,268.02	18,879.75	4,388.27	
Total Other Expenses	6,034.04	4,066.87	1,967.17	36,100.91	22,249.74	13,851.17	
Total Resident Services Expense	26,522.94	26,933.21	-410.27	159,638.28	125,133.86	34,504.42	
Health Center							
Total Wages	271,362.01	431,649.80	-160,287.79	1,561,231.87	1,802,845.12	-241,613.25	
Total Benefits	59,283.47	54,621.40	4,662.07	348,538.60	308,304.44	40,234.16	
Total HC Administrative Expense	37,809.58	56,590.76	-18,781.18	211,464.13	288,883.07	-77,418.94	
Total Ancillary Expense	114,391.76	126,086.38	-11,694.62	627,546.82	675,868.46	-48,321.64	
Total Health Center Expense	482,846.82	668,948.34	-186,101.52	2,748,781.42	3,076,136.39	-327,354.97	
Commentary: Administrative expenses up in recruiting (3,249), nursing care purchased (8,444) for agency usage to cover open positions, and in medical director expenses (4,500) likely due to payment of two months fees. Ancillary expenses up with higher volume of rehab residents.							

Jun-23		1-Jun	1-Jun	1-Jun	YTD	YTD	YTD
SUMMARY OPERATING RESULTS:		Budget	Actual	Variance	Budget	Actual	Variance
Assisted Living - Dementia							
Total Wages	81,107.85	15,751.09	65,356.76	303,270.96	86,818.97	216,451.99	
Total Benefits and Taxes	12,676.85	1,973.04	10,703.81	56,633.13	20,432.45	36,200.68	
Total Other Expenses	8124.65	670	7454.65	27,628.56	3,364.96	24,263.60	
Total Assisted Living -- Dementia	101,909.35	18,394.13	83,515.22	387,532.65	110,616.38	276,916.27	
Community Home Health <input checked="" type="checkbox"/>							
Total Wages	48,082.27	49,441.62	-1,359.35	290,096.36	225,122.86	64,973.50	
Total Benefits and Taxes	11,059.12	12,985.14	-1,926.02	66,519.41	74,542.78	-8,023.37	
Total Other Expenses	1,132.38	2,195.46	-1,063.08	6,794.28	7,566.99	-772.71	
Total Community Home Health	60,273.77	64,622.22	-4,348.45	363,410.05	308,829.13	54,580.92	
Total Labor							
Total Wages:	803,628.78	941,166.21	-137,537.43	4,358,631.53	3,987,460.97	371,170.56	
Total Benefits & Taxes:	156,786.36	150,446.33	6,340.03	892,794.98	836,428.74	56,366.24	
Total	960,415.14	1,091,612.54	-131,197.40	5,251,426.51	4,823,889.71	427,536.80	
Commentary:	Total wages up with three payrolls in the month of June. WhiteStone budgets for the total annual wages spread out over 12 months. Total labor under budget for the year.						
Other Income / Expenses							
Total Other Income	228,625.00	898,139.45	669,514.45	1,271,250.00	2,668,902.36	1,397,652.36	
Total Other Expenses	318,104.00	249,043.45	69,060.55	1,630,891.50	1,466,291.68	164,599.82	
Commentary:	Unrealized loss on investments for June up 450,292 and YTD 701,151.						

THIS PAGE INTENTIONALLY LEFT BLANK



**NORTH CAROLINA
MASONIC
FOUNDATION**

MASONIC & EASTERN STAR HOME OF NC INC
64021737 UNRESTRICTED RESERVE
WHITESTONE
ATTN: MARK LEWIS
700 S HOLDEN ROAD
GREENSBORO, NC 27407-2321

ACCOUNT STATEMENT
June 01, 2023 - June 30, 2023

ACCOUNT NUMBER

4004

REGISTRATION

MASONIC & EASTERN STAR HOME OF NC INC
64021737 UNRESTRICTED RESERVE
WHITESTONE
ATTN: MARK LEWIS
700 S HOLDEN ROAD
GREENSBORO, NC 27407-2321

Inception Date: 02/28/2003

North Carolina Masonic Foundation
2921 Glenwood Avenue
Raleigh, North Carolina 27608

919.787.2021
www.mfnc.org

PORTFOLIO SUMMARY

Fund	Sub Account	Year End Value 12/31/2022	Starting Value 06/01/2023	Total Shares	Share Price	Share Value	Portfolio %
Income Fund	000005-10 - MASONIC HOME 64021737	2,141,160.18	2,032,304.67	293,415.415	\$6.91	\$2,027,500.52	19%
Income Fund	000171-10 - BENEVOLENT RESIDENT'S ASSISTANCE	137,913.76	136,140.10	19,655.322	\$6.91	\$135,818.28	1%
Stock Fund	000171-10 - BENEVOLENT RESIDENT'S ASSISTANCE	650,846.90	663,587.18	28,671.709	\$24.49	\$702,170.15	7%
Stock Fund	000005-10 - MASONIC HOME 64021737	7,617,717.28	7,401,603.52	319,802.175	\$24.49	\$7,831,955.27	73%
Totals:		\$10,547,638.12	\$10,233,635.47			\$10,697,444.22	

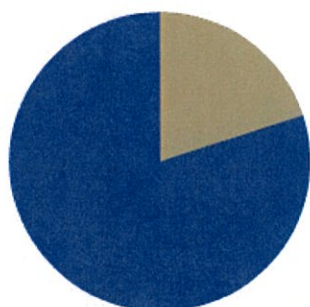
TRANSACTIONS YEAR TO DATE

Fund	Sub Account	Date	Transaction Type	Shares	Share Price	Net Amount
Income Fund	BENEVOLENT RESIDENT'S ASSISTANCE	02/21/2023	REDEMPTION DOLLAR AMOUNT	-345.209	6.95	-2,399.20
Income Fund	MASONIC HOME 64021737	03/31/2023	Dividends At 0.0615	2,738.102	6.98	19,111.95
Income Fund	BENEVOLENT RESIDENT'S ASSISTANCE	03/31/2023	Dividends At 0.0615	173.322	6.98	1,209.79
Income Fund	BENEVOLENT RESIDENT'S ASSISTANCE	04/06/2023	REDEMPTION DOLLAR AMOUNT	-340.312	7.05	-2,399.20
Income Fund	MASONIC HOME 64021737	05/05/2023	REDEMPTION DOLLAR AMOUNT	-22,340.426	7.05	-157,500.00
Income Fund	MASONIC HOME 64021737	06/30/2023	Dividends At 0.0535	2,254.287	6.91	15,577.12
Income Fund	BENEVOLENT RESIDENT'S ASSISTANCE	06/30/2023	Dividends At 0.0535	151.010	6.91	1,043.48
Stock Fund	BENEVOLENT RESIDENT'S ASSISTANCE	02/21/2023	REDEMPTION DOLLAR AMOUNT	-412.588	23.26	-9,596.80
Stock Fund	MASONIC HOME 64021737	03/31/2023	Dividends At 0.0812	1,196.864	23.28	27,863.00
Stock Fund	BENEVOLENT RESIDENT'S ASSISTANCE	03/31/2023	Dividends At 0.0812	100.819	23.28	2,347.07
Stock Fund	BENEVOLENT RESIDENT'S ASSISTANCE	04/06/2023	REDEMPTION DOLLAR AMOUNT	-415.087	23.12	-9,596.80
Stock Fund	MASONIC HOME 64021737	05/05/2023	REDEMPTION DOLLAR AMOUNT	-25,440.103	23.29	-592,500.00
Stock Fund	MASONIC HOME 64021737	06/30/2023	Dividends At 0.0695	904.996	24.49	22,163.35
Stock Fund	BENEVOLENT RESIDENT'S ASSISTANCE	06/30/2023	Dividends At 0.0695	81.137	24.49	1,987.04

PERFORMANCE as of 06/30/2023

Fund	One Month	Three Month	Year to Date	One Year	Three Year	Five Year	Ten Year	Inception
Income Fund	-0.24%	-0.24%	1.96%	1.09%	-1.36%	1.36%	2.12%	2.71%
Stock Fund	5.81%	5.50%	11.01%	14.39%	9.46%	6.91%	8.99%	8.13%

ASSET ALLOCATION



20% Income Fund
80% Stock Fund



ACCOUNT STATEMENT
June 01, 2023 - June 30, 2023

ACCOUNT NUMBER

4021

REGISTRATION

MASONIC & EASTERN STAR HOME OF NC
DEPT OF INSURANCE RESERVE FUND
ATTN: MARK LEWIS
700 S HOLDEN ROAD
GREENSBORO, NC 27407

Inception Date: 09/13/2006

North Carolina Masonic Foundation
2921 Glenwood Avenue
Raleigh, North Carolina 27608

919.787.2021
www.mfnc.org

MASONIC & EASTERN STAR HOME OF NC
DEPT OF INSURANCE RESERVE FUND
ATTN: MARK LEWIS
700 S HOLDEN ROAD
GREENSBORO, NC 27407

PORTFOLIO SUMMARY

Fund	Sub Account	Year End Value 12/31/2022	Starting Value 06/01/2023	Total Shares	Share Price	Share Value	Portfolio %
Income Fund	000023-10 - DEPT OF INSURANCE RESERVE	2,410,940.84	2,463,953.55	355,735.023	\$6.91	\$2,458,129.01	70%
Stock Fund	000023-10 - DEPT OF INSURANCE RESERVE	937,333.51	983,396.10	42,489.740	\$24.49	\$1,040,573.73	30%
Totals:		\$3,348,274.35	\$3,447,349.65			\$3,498,702.74	

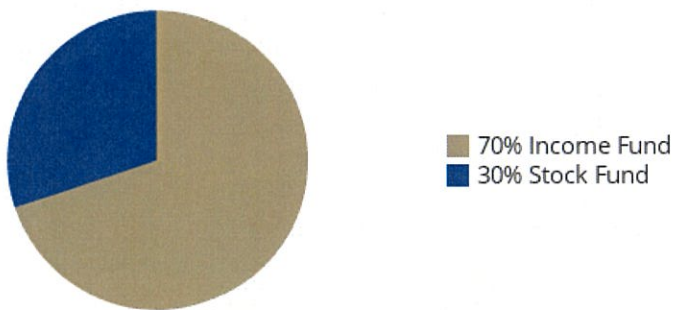
TRANSACTIONS YEAR TO DATE

Fund	Sub Account	Date	Transaction Type	Shares	Share Price	Net Amount
Income Fund	DEPT OF INSURANCE RESERVE	03/31/2023	Dividends At 0.0615	3,083.096	6.98	21,520.01
Income Fund	DEPT OF INSURANCE RESERVE	06/30/2023	Dividends At 0.0535	2,733.082	6.91	18,885.60
Stock Fund	DEPT OF INSURANCE RESERVE	03/31/2023	Dividends At 0.0812	147.270	23.28	3,428.45
Stock Fund	DEPT OF INSURANCE RESERVE	06/30/2023	Dividends At 0.0695	120.240	24.49	2,944.68

PERFORMANCE as of 06/30/2023

Fund	One Month	Three Month	Year to Date	One Year	Three Year	Five Year	Ten Year	Inception
Income Fund	-0.24%	-0.24%	1.96%	1.09%	-1.36%	1.36%	2.12%	2.71%
Stock Fund	5.81%	5.50%	11.01%	14.39%	9.46%	6.91%	8.99%	8.13%

ASSET ALLOCATION





**NORTH CAROLINA
MASONIC
FOUNDATION**

MASONIC & EASTERN STAR HOME OF NC, INC
ENTRANCE FEE ACCT
WHITESTONE
700 S HOLDEN RD
GREENSBORO, NC 27407

ACCOUNT STATEMENT
June 01, 2023 - June 30, 2023

ACCOUNT NUMBER

4041

REGISTRATION

MASONIC & EASTERN STAR HOME OF NC, INC
ENTRANCE FEE ACCT
WHITESTONE
700 S HOLDEN RD
GREENSBORO, NC 27407

Inception Date: 09/24/2014

North Carolina Masonic Foundation
2921 Glenwood Avenue
Raleigh, North Carolina 27608

919.787.2021
www.mfnc.org

PORTFOLIO SUMMARY

Fund	Sub Account	Year End Value 12/31/2022	Starting Value 06/01/2023	Total Shares	Share Price	Share Value	Portfolio %
Income Fund	000041-10 - MASONIC & EASTERN STAR HOME OF NC	132,363.40	135,273.85	19,530.257	\$6.91	\$134,954.08	15%
Stock Fund	000041-10 - MASONIC & EASTERN STAR HOME OF NC	696,073.07	730,279.60	31,553.299	\$24.49	\$772,740.29	85%
Totals:		\$828,436.47	\$865,553.45			\$907,694.37	

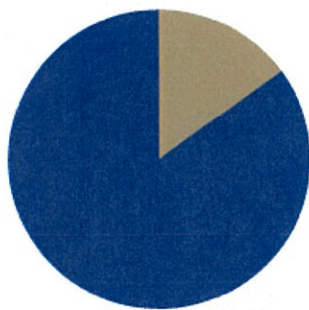
TRANSACTIONS YEAR TO DATE

Fund	Sub Account	Date	Transaction Type	Shares	Share Price	Net Amount
Income Fund	MASONIC & EASTERN STAR HOME OF NC	03/31/2023	Dividends At 0.0615	169.265	6.98	1,181.47
Income Fund	MASONIC & EASTERN STAR HOME OF NC	06/30/2023	Dividends At 0.0535	150.049	6.91	1,036.84
Stock Fund	MASONIC & EASTERN STAR HOME OF NC	03/31/2023	Dividends At 0.0812	109.364	23.28	2,546.00
Stock Fund	MASONIC & EASTERN STAR HOME OF NC	06/30/2023	Dividends At 0.0695	89.292	24.49	2,186.75

PERFORMANCE as of 06/30/2023

Fund	One Month	Three Month	Year to Date	One Year	Three Year	Five Year	Ten Year	Inception
Income Fund	-0.24%	-0.24%	1.96%	1.09%	-1.36%	1.36%	2.12%	2.71%
Stock Fund	5.81%	5.50%	11.01%	14.39%	9.46%	6.91%	8.99%	8.13%

ASSET ALLOCATION



■ 15% Income Fund
■ 85% Stock Fund



**NORTH CAROLINA
MASONIC
FOUNDATION**

WHITE STONE CHAPEL FUND
MASONIC AND EASTERN STAR COMMUNITY
C/O CHIEF FINANCIAL OFFICER
700 S HOLDEN ROAD
GREENSBORO, NC 07407

ACCOUNT STATEMENT
June 01, 2023 - June 30, 2023

ACCOUNT NUMBER

4057

REGISTRATION

WHITE STONE CHAPEL FUND
MASONIC AND EASTERN STAR COMMUNITY
C/O CHIEF FINANCIAL OFFICER
700 S HOLDEN ROAD
GREENSBORO, NC 07407

Inception Date: 01/19/2016

North Carolina Masonic Foundation
2921 Glenwood Avenue
Raleigh, North Carolina 27608

919.787.2021
www.mfnc.org

PORTFOLIO SUMMARY

Fund	Sub Account	Year End Value 12/31/2022	Starting Value 06/01/2023	Total Shares	Share Price	Share Value	Portfolio %
Income Fund	000057-10 - WHITE STONE CHAPEL FUND	44,915.30	45,902.91	6,627.264	\$6.91	\$45,794.39	20%
Stock Fund	000057-10 - WHITE STONE CHAPEL FUND	160,296.19	168,173.49	7,266.297	\$24.49	\$177,951.61	80%
Totals:		\$205,211.49	\$214,076.40			\$223,746.00	

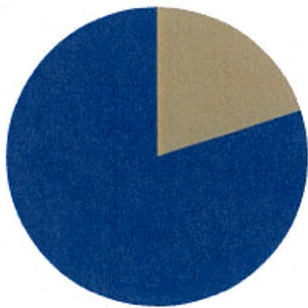
TRANSACTIONS YEAR TO DATE

Fund	Sub Account	Date	Transaction Type	Shares	Share Price	Net Amount
Income Fund	WHITE STONE CHAPEL FUND	03/31/2023	Dividends At 0.0615	57.437	6.98	400.91
Income Fund	WHITE STONE CHAPEL FUND	06/30/2023	Dividends At 0.0535	50.916	6.91	351.83
Stock Fund	WHITE STONE CHAPEL FUND	03/31/2023	Dividends At 0.0812	25.185	23.28	586.31
Stock Fund	WHITE STONE CHAPEL FUND	06/30/2023	Dividends At 0.0695	20.563	24.49	503.58

PERFORMANCE as of 06/30/2023

Fund	One Month	Three Month	Year to Date	One Year	Three Year	Five Year	Ten Year	Inception
Income Fund	-0.24%	-0.24%	1.96%	1.09%	-1.36%	1.36%	2.12%	2.71%
Stock Fund	5.81%	5.50%	11.01%	14.39%	9.46%	6.91%	8.99%	8.13%

ASSET ALLOCATION



■ 20% Income Fund
■ 80% Stock Fund

THIS PAGE INTENTIONALLY LEFT BLANK

INVESTMENT POLICY STATEMENT

WhiteStone: A Masonic and Eastern Star Community August 2019

ENDOWMENT FUND

Introduction

The purpose of this Investment Policy Statement is to assist the NC Masonic and Eastern Star Home Inc, dba WhiteStone: A Masonic and Eastern Star Community (WhiteStone) in effectively supervising, monitoring and evaluating the management of WhiteStone's Endowment Fund (EF).

The investment policy statement will:

1. Define the role of the Finance Committee (Committee) with respect to overseeing investments and outline delegation of authority and responsibility.
2. Establish expectations, objectives and guidelines in the investment of the Fund's three primary areas of assets.
3. Identify within each asset area, allocation policy, diversification, liquidity, risk tolerance, time horizon, rebalancing and monitoring of performance.

Mission

WhiteStone: A Masonic and Eastern Star Community is a continuing care retirement community whose mission is "United as a retirement living leader since 1912, we are devoted to excellence in hospitality with traditional values promoting fraternal service, dignity, dependability and choice."

Statement of Objectives

1. Maintain the purchasing power of the current assets and all future contributions
2. The desire of Whitestone is to maintain the level of programs and services currently provided. This can only be accomplished if sufficient total return is reinvested and new funds added to keep pace with cost increases and program expansions.
3. Maximize return within reasonable and prudent levels of risk.
4. Maintain an appropriate asset allocation based on a total return policy that is compatible with a flexible spending policy, while still having the potential to produce positive real returns.

Time Horizon

The investment guidelines for the Endowment Fund are based upon an investment horizon of greater than ten years. Therefore, interim fluctuations should be viewed with appropriate perspective

Performance Expectations

In general, WhiteStone would like the EF to earn a long-term return of 4% greater than the rate of inflation as measured by the CPI.

Risk Tolerance

WhiteStone recognizes and acknowledges that some risk must be assumed in order to achieve the long-term investment objectives of the portfolio, and there are uncertainties and complexities associated with contemporary investment markets.

In establishing the risk tolerances for the Fund, the ability to withstand short- and intermediate-term variability was considered. WhiteStone's prospects for the future, current financial condition and level of funding in the portfolio suggest collectively, some interim fluctuations in market value and rates of return may be tolerated in order to achieve longer-term objectives.

Spending Policy

For the purpose of making distributions, the Fund shall make use of a total return based spending policy, meaning that it will fund distributions from net investment income, net realized capital gains, and proceeds from the sale of investments.

The distribution of funds will be permitted to the extent that such distributions do not exceed a level that would erode the Fund's real assets over time. The Committee will seek to reduce the variability of annual Fund distributions by factoring past spending and Fund asset values into its current spending decisions. The Committee will review its spending assumptions annually for the purpose of deciding whether any changes therein necessitate amending the Fund's spending policy, its target allocation, or both.

Role of WhiteStone Finance Committee

The ultimate responsibility for managing the assets rests with the Board of Directors, which may delegate responsibility to the Committee. The duties of the Committee include:

1. Prepare and maintain this investment policy statement.
2. Prudently diversify the respective Fund's assets to meet an agreed upon risk/return profile.
3. Prudently select investment options.

4. Control and account for all investment, record keeping and administrative expenses associated with the Fund.
5. Monitor and supervise all service vendors and investment options.
6. Avoid prohibited transactions and conflicts of interest.
7. Communicate to the investment Sponsor all changes to WhiteStone's financial condition or investment policy.
8. Annually review the investment portfolio and performance.

Role of the NC Masonic Foundation, the investment plan Sponsor

The Board of Directors and WhiteStone Finance Committee have delegated the management of EF assets to the NC Masonic Foundation, which provides equity and fixed income investment pools to related entities for the investment of long term investment proceeds on a discretionary basis. The Board and Finance Committee rely upon the NC Masonic Foundation to operate as an investment fiduciary on their behalf to direct the funds on a prudent basis. Sponsor shall be responsible for:

1. Recommending an appropriate custodian to safeguard investor's assets.
2. Advising WhiteStone about the selection of and allocation of asset categories.
3. Identifying specific assets and investments managers within each asset category.
4. Monitoring the performance of all selected assets.
5. Recommending changes to any of the above.
6. At least annually reviewing the suitability of the investments for WhiteStone.
7. Preparing and presenting appropriate reports on a timely basis.

Role of Investment Managers

The specific duties and responsibilities of each investment manager within the NCMF investment pools are:

1. Manage the assets under their supervision in accordance with the guidelines and objectives outlined in their respective Service Agreements, Prospectus or Trust Agreement.
2. Exercise full investment discretion with regards to buying, managing, and selling assets held in the Portfolios.
3. Vote promptly all proxies and related actions in a manner consistent with the long-term interest and objectives of the portfolios as described in this IPS. Each investment manager shall keep records of the voting of proxies and related actions and will comply with all applicable regulatory obligations.
4. Communicate to Sponsor, Sponsor's investment consultant, and/or Finance Committee all significant changes within the investment manager's organization, for example changes in ownership, organizational structure, financial condition, and staff.
5. Effect all transactions for the portfolio subject to "best price and execution."

6. Use the same care, skill, prudence, and due diligence under the circumstances then prevailing that experienced investment professionals acting in a like capacity and fully familiar with such matters would use in like activities for like portfolios with like aims in accordance and compliance with the Uniform Prudent Investor Act and all applicable laws, rules, and regulations.

PORTFOLIO INVESTMENT POLICIES

Asset Allocation Policy

The committee recognizes that the strategic allocation of portfolio assets across broadly defined financial asset and sub-asset categories with varying degrees of risk, return, and return correlation will be the most significant determinant of long term investment returns and portfolio asset value stability.

The committee expects that actual returns and return volatility may vary from expectations and return objectives across short periods of time. While the committee wishes to retain flexibility with respect to making periodic changes to the portfolio's asset allocation, it expects to do so only in the event of material changes to the Fund, to the assumptions underlying Fund spending policies, and/or to the capital markets and asset classes in which the portfolio invests.

Fund assets will be managed as a balanced portfolio composed of two major components: an equity portion and a fixed income portion. The expected role of equity investments will be to maximize the long term real growth of portfolio assets, while the role of fixed income investments will be to generate current income, provide more stable periodic returns, and provide some protection against a prolonged decline in the market value of portfolio equity investments.

Cash investments will, under normal circumstances, only be considered as temporary portfolio holdings, and will be used for liquidity needs or to facilitate a planned program of dollar cost averaging into investments in either or both of the equity and fixed income asset classes.

Outlined below are the long term asset allocations guidelines for the EF, determined by The Home to be the most appropriate, given the long term objectives and risk tolerance. Portfolio assets will, under normal circumstances, be allocated across broad asset and sub-asset classes in accordance with the following guidelines:

Asset Class	Lower Limit	Strategic Allocation*	Upper Limit
Total Equity	55%	70%	90%
Total Fixed Income	10%	26%	45%
Total Cash	0%	4%	35%

The underlying sub asset class weightings are determined by the NC Masonic Foundation and their asset allocation for each investment pool.

Diversification Policy

Diversification across and within asset classes is the primary means by which the committee expects the portfolio to avoid undue risk of large losses over long time periods. To protect the portfolio against unfavorable outcomes within an asset class due to the assumption of large risks, the committee will take reasonable precautions to avoid excessive investment concentrations and relies upon the NC Masonic Foundation and its investment consultant to undertake that responsibility.

Specifically, investment of WhiteStone’s funds shall be limited to the individual marketable securities or packaged in the following categories:

Permitted Asset Classes

- 1) Cash and Cash Equivalents
- 2) Fixed Income- Domestic
- 3) Fixed Income- International
- 4) Equities- US
- 5) Equities- International
- 6) Equities- Emerging Markets
- 7) Equities- REITs
- 8) Commodity Strategies
- 9) Alternative Investment Strategies (where qualified)

Permitted Security Types

- 1) Mutual funds
- 2) Individual stocks, as long as they are traded on the New York, American, or NASDAQ stock exchanges
- 3) Individual bonds
- 4) Closed End Funds (CEFs)

- 5) Exchange Traded Funds (ETFs)
- 6) Exchange Traded Notes (ETNs)
- 7) Bank Certificates of Deposit (CDs)
- 8) Limited Partnerships

Prohibited Transactions (Traditional Asset Classes only)

1. Purchasing securities on margin or executing short sales
2. Purchasing or selling derivative securities for speculation or leverage
3. Engaging in investment strategies that have the potential to amplify or distort the risk of loss beyond a level that is reasonably expected, given the objectives of their portfolio.

Other Investment Considerations

No individual security, except diversified funds and US government securities, shall make up more than five percent (5%) of the total portfolio at cost. The market value of an individual security should not exceed 10% of the total portfolio at cost.

Rebalancing

It is expected that the portfolio's actual asset allocation will vary from its strategic allocation as a result of the varying periodic returns earned on its investments in different asset and sub-asset classes. The portfolio will be rebalanced to its target normal asset allocation under the following procedures:

WhiteStone's Finance Committee is responsible for the rebalancing of the overall portfolio within the stated target ranges shown above.

Monitoring Portfolio Investments and Performance

The Committee will monitor the Fund's investment performance against the portfolio's stated investment objectives. The Fund's composite investment performance (net of fees) will be judged against the following standards:

1. The portfolio's absolute long term real return objective.
2. A composite benchmark consisting of the following unmanaged market indexes weighted according to the expected target asset allocations stipulated by the respective NC Masonic Foundation investment pools.

In keeping with the Fund's overall long term financial objective, WhiteStone will evaluate the Fund's performance over a suitably long term investment horizon, generally across full market cycles, or at a minimum on a rolling five year basis.

Investment reports shall be provided by the NC Masonic Foundation through its investment consultant on calendar quarterly basis.

Acknowledgment:

This Investment Policy Statement shall be reviewed at least annually by the Board of Directors. Any modifications to these guidelines shall be reviewed with the investment Sponsor prior to implementation.

Investment Sponsor (NC Masonic Foundation) _____ Date _____

NC Masonic and Eastern Star Home Inc.
dba WhiteStone: A Masonic and Eastern Star Community _____ Date _____

INVESTMENT POLICY STATEMENT

WhiteStone: A Masonic and Eastern Star Community August 2019

DEPARTMENT OF INSURANCE FUND

Introduction

The purpose of this Investment Policy Statement is to assist the NC Masonic and Eastern Star Home Inc, dba WhiteStone: A Masonic and Eastern Star Community (WhiteStone) in effectively supervising, monitoring and evaluating the management of the following primary areas of WhiteStone's assets: Department of Insurance Fund (DOIF)*.

The investment policy statement will:

1. Define the role of the Finance Committee (Committee) with respect to overseeing investments and outline delegation of authority and responsibility.
2. Establish expectations, objectives and guidelines in the investment of the Funds' three primary areas of assets.
3. Identify within each asset area, allocation policy, diversification, liquidity, risk tolerance, time horizon, rebalancing and monitoring of performance.

Mission

WhiteStone: A Masonic and Eastern Star Community is a continuing care retirement community whose mission is "United as a retirement living leader since 1912, we are devoted to excellence in hospitality with traditional values promoting fraternal service, dignity, dependability and choice."

Statement of Objectives

1. Maintain the purchasing power of the current assets and all future contributions
2. The desire of Whitestone is to maintain the level of programs and services currently provided. This can only be accomplished if sufficient total return is reinvested and new funds added to keep pace with cost increases and program expansions.
3. Maximize return within reasonable and prudent levels of risk.

4. Maintain an appropriate asset allocation based on a total return policy that is compatible with a flexible spending policy, while still having the potential to produce positive real returns.

Time Horizon

The investment guidelines for the DOIF are based upon an investment horizon of greater than three years. Therefore, interim fluctuations should be viewed with appropriate perspective.

Performance Expectations

In general, WhiteStone expects the DOIF to at least keep up with the rate of inflation as measured by the CPI.

Risk Tolerance

WhiteStone recognizes and acknowledges some risk must be assumed in order to achieve the long-term investment objectives of the portfolio, and there are uncertainties and complexities associated with contemporary investment markets.

In establishing the risk tolerances for the respective Funds, the ability to withstand short- and intermediate-term variability was considered. WhiteStone's prospects for the future, current financial condition and level of funding in the portfolio suggest collectively some interim fluctuations in market value and rates of return may be tolerated in order to achieve longer-term objectives.

Spending Policy

For the purpose of making distributions, the Funds shall make use of a total return based spending policy, meaning that it will fund distributions from net investment income, net realized capital gains, and proceeds from the sale of investments.

The DOIF will be used to maintain at all times the necessary reserves required to comply with state insurance regulations.

The distribution of funds will be permitted to the extent that such distributions do not exceed a level that would erode the Funds' real assets over time. The Committee will seek to reduce the variability of annual Fund distributions by factoring past spending and Fund asset values into its current spending decisions. The Committee will review its spending assumptions annually for the purpose of deciding whether any changes therein necessitate amending the Funds' spending policy, its target allocation, or both.

Role of WhiteStone Finance Committee

The ultimate responsibility for managing the assets rests with the Board of Directors, which may delegate responsibility to the Committee. The duties of the Committee include:

1. Prepare and maintain this investment policy statement.
2. Prudently diversify the respective Funds' assets to meet an agreed upon risk/return profile.
3. Prudently select investment options; for DOIF, select investment options that comply with the NC General Statutes 58-64 governing Insurance Reserves, as mandated by the NC Department of Insurance
4. Control and account for all investment, record keeping and administrative expenses associated with the Funds.
5. Monitor and supervise all service vendors and investment options.
6. Avoid prohibited transactions and conflicts of interest.
7. Communicate to the investment Sponsor all changes to WhiteStone's financial condition or investment policy.
8. Annually review the investment portfolio and performance.

Role of the NC Masonic Foundation, the investment plan Sponsor

The Board of Directors and WhiteStone Finance Committee have delegated the management of DOIF assets to the NC Masonic Foundation, which provides equity and fixed income investment pools to related entities for the investment of long term investment proceeds on a discretionary basis. The Board and Finance Committee rely upon the NC Masonic Foundation to operate as an investment fiduciary on their behalf to direct the funds on a prudent basis. Sponsor shall be responsible for:

1. Recommending an appropriate custodian to safeguard investor's assets.
2. Informing WhiteStone about the selection of and allocation of asset categories.
3. Identifying specific assets and investments managers within each asset category.
4. Monitoring the performance of all selected assets.
5. Recommending changes to any of the above.
6. At least annually reviewing the suitability of the investments for WhiteStone.
7. Preparing and presenting appropriate reports on a timely basis.

Role of Investment Managers

The specific duties and responsibilities of each investment manager within the NCMF investment pools are:

1. Manage the assets under their supervision in accordance with the guidelines and objectives outlined in their respective Service Agreements, Prospectus or Trust Agreement.

2. Exercise full investment discretion with regards to buying, managing, and selling assets held in the Portfolios.
3. Vote promptly all proxies and related actions in a manner consistent with the long-term interest and objectives of the portfolios as described in this IPS. Each investment manager shall keep records of the voting of proxies and related actions and will comply with all applicable regulatory obligations.
4. Communicate to Sponsor, Sponsor's investment consultant, and/or Finance Committee all significant changes within the investment manager's organization, for example changes in ownership, organizational structure, financial condition, and staff. Effect all transactions for the portfolio subject to "best price and execution."
5. Use the same care, skill, prudence, and due diligence under the circumstances then prevailing that experienced investment professionals acting in a like capacity and fully familiar with such matters would use in like activities for like portfolios with like aims in accordance and compliance with the Uniform Prudent Investor Act and all applicable laws, rules, and regulations.

PORTFOLIO INVESTMENT POLICIES

Asset Allocation Policy

The committee recognizes that the strategic allocation of portfolio assets across broadly defined financial asset and sub-asset categories with varying degrees of risk, return, and return correlation will be the most significant determinant of long term investment returns and portfolio asset value stability.

The committee expects that actual returns and return volatility may vary from expectations and return objectives across short periods of time. While the committee wishes to retain flexibility with respect to making periodic changes to the portfolio's asset allocation, it expects to do so only in the event of material changes to the Fund, to the assumptions underlying Fund spending policies, and/or to the capital markets and asset classes in which the portfolio invests.

Fund assets will be managed as a balanced portfolio composed of two major components: an equity portion and a fixed income portion. The expected role of equity investments will be to maximize the long term real growth of portfolio assets, while the role of fixed income investments will be to generate current income, provide more stable periodic returns, and provide some protection against a prolonged decline in the market value of portfolio equity investments.

Cash investments will, under normal circumstances, only be considered as temporary portfolio holdings, and will be used for liquidity needs or to facilitate a planned program of dollar cost averaging into investments in either or both of the equity and fixed income asset classes.

Outlined below are the long term asset allocations guidelines for the DOIF, determined by WhiteStone to be the most appropriate, given the long term objectives and risk tolerance. Portfolio assets will, under normal circumstances, be allocated across broad asset and sub-asset classes in accordance with the following guidelines:

Asset Class	Lower Limit	Strategic Allocation*	Upper Limit
Total Equity	5%	20%	30%
Total Fixed Income	5%	76%	90%
Total Cash	0%	4%	35%

The underlying sub asset class weightings are determined by the NC Masonic Foundation and their asset allocation for each investment pool.

Diversification Policy

Diversification across and within asset classes is the primary means by which the committee expects the portfolio to avoid undue risk of large losses over long time periods. To protect the portfolio against unfavorable outcomes within an asset class due to the assumption of large risks, the committee will take reasonable precautions to avoid excessive investment concentrations and relies upon the NC Masonic Foundation and its investment consultant to undertake that responsibility.

Specifically, investment of WhiteStone’s funds shall be limited to the individual marketable securities or packaged in the following categories:

Permitted Asset Classes

- 1) Cash and Cash Equivalents
- 2) Fixed Income- Domestic
- 3) Fixed Income- International
- 4) Equities- US
- 5) Equities- International
- 6) Equities- Emerging Markets
- 7) Equities- REITs
- 8) Commodity Strategies
- 9) Alternative Investment Strategies (where qualified)

Permitted Security Types

- 1) Mutual funds

- 2) Individual stocks, as long as they are traded on the New York, American, or NASDAQ stock exchanges
- 3) Individual bonds
- 4) Closed End Funds (CEFs)
- 5) Exchange Traded Funds (ETFs)
- 6) Exchange Traded Notes (ETNs)
- 7) Bank Certificate of Deposit (CDs)
- 8) Limited Partnerships

Prohibited Transactions (Traditional Asset Classes only)

1. Purchasing securities on margin or executing short sales
2. Purchasing or selling derivative securities for speculation or leverage
3. Engaging in investment strategies that have the potential to amplify or distort the risk of loss beyond a level that is reasonably expected, given the objectives of their portfolio.

Other Investment Considerations

No individual security, except diversified funds and US government securities, shall make up more than five percent (5%) of the total portfolio at cost. The market value of an individual security should not exceed 10% of the total portfolio at cost.

Rebalancing

It is expected that the portfolio's actual asset allocation will vary from its strategic allocation as a result of the varying periodic returns earned on its investments in different asset and sub-asset classes. The portfolio will be rebalanced to its target normal asset allocation under the following procedures:

WhiteStone's Finance Committee is responsible for the rebalancing of the overall portfolio within the stated target ranges shown above.

Monitoring Portfolio Investments and Performance

The Committee will monitor the Funds' investment performance against the portfolio's stated investment objectives. The Funds' composite investment performance (net of fees) will be judged against the following standards:

1. The portfolio's absolute long term real return objective.
2. A composite benchmark consisting of the following unmanaged market indexes weighted according to the expected target asset allocations stipulated by the respective NC Masonic Foundation investment pools.

In keeping with the Funds' overall long term financial objective, WhiteStone will evaluate the Funds' performance over a suitably long term investment horizon, generally across full market cycles, or at a minimum on a rolling five year basis.

Investment reports shall be provided by the NC Masonic Foundation through its investment consultant on calendar quarterly basis.

Acknowledgment:

This Investment Policy Statement shall be reviewed at least annually by the Board of Directors. Any modifications to these guidelines shall be reviewed with the investment Sponsor prior to implementation.

Investment Sponsor (NC Masonic Foundation) _____ Date

NC Masonic and Eastern Star Home Inc.
dba WhiteStone: A Masonic and Eastern Star Community
Date _____

INVESTMENT POLICY STATEMENT

WhiteStone: A Masonic and Eastern Star Community August 2019

RETURN OF ENTRANCE FEE FUND

Introduction

The purpose of this Investment Policy Statement is to assist the NC Masonic and Eastern Star Home Inc, dba WhiteStone: A Masonic and Eastern Star Community (WhiteStone) in effectively supervising, monitoring and evaluating the management of the following primary areas of WhiteStone's assets: Return of Entrance Fee Fund (ROEF)

The investment policy statement will:

1. Define the role of the Finance Committee (Committee) with respect to overseeing investments and outline delegation of authority and responsibility.
2. Establish expectations, objectives and guidelines in the investment of the Funds' three primary areas of assets.
3. Identify within each asset area, allocation policy, diversification, liquidity, risk tolerance, time horizon, rebalancing and monitoring of performance.

Mission

WhiteStone: A Masonic and Eastern Star Community is a continuing care retirement community whose mission is "United as a retirement living leader since 1912, we are devoted to excellence in hospitality with traditional values promoting fraternal service, dignity, dependability and choice."

Statement of Objectives

1. Maintain the purchasing power of the current assets and all future contributions
2. The desire of Whitestone is to maintain the level of programs and services currently provided. This can only be accomplished if sufficient total return is reinvested and new funds added to keep pace with cost increases and program expansions.
3. Maximize return within reasonable and prudent levels of risk.

4. Maintain an appropriate asset allocation based on a total return policy that is compatible with a flexible spending policy, while still having the potential to produce positive real returns.

Time Horizon

The investment guidelines for the ROEF are based upon an investment horizon of greater than ten years. Therefore, interim fluctuations should be viewed with appropriate perspective.

Performance Expectations

In general, WhiteStone expects the ROEF to at least keep up with the rate of inflation as measured by the CPI.

Risk Tolerance

WhiteStone recognizes and acknowledges some risk must be assumed in order to achieve the long-term investment objectives of the portfolio, and there are uncertainties and complexities associated with contemporary investment markets.

In establishing the risk tolerances for the respective Funds, the ability to withstand short- and intermediate-term variability was considered. WhiteStone's prospects for the future, current financial condition and level of funding in the portfolio suggest collectively some interim fluctuations in market value and rates of return may be tolerated in order to achieve longer-term objectives.

Spending Policy

For the purpose of making distributions, the Funds shall make use of a total return based spending policy, meaning that it will fund distributions from net investment income, net realized capital gains, and proceeds from the sale of investments.

The ROEF will be used to repay Entrance Fees based on the turnover of units per the terms of WhiteStone's Return-of-Capital contracts (50% or 90%).

The distribution of funds will be permitted to the extent that such distributions do not exceed a level that would erode the Funds' real assets over time. The Committee will seek to reduce the variability of annual Fund distributions by factoring past spending and Fund asset values into its current spending decisions. The Committee will review its spending assumptions annually for the purpose of deciding whether any changes therein necessitate amending the Funds' spending policy, its target allocation, or both.

The Committee may allocate future gains in the portfolio to the Endowment Fund at their discretion.

Role of WhiteStone Finance Committee

The ultimate responsibility for managing the assets rests with the Board of Directors, which may delegate responsibility to the Committee. The duties of the Committee include:

1. Prepare and maintain this investment policy statement.
2. Prudently diversify the respective Funds' assets to meet an agreed upon risk/return profile.
3. Prudently select investment options.
4. Control and account for all investment, record keeping and administrative expenses associated with the Funds.
5. Monitor and supervise all service vendors and investment options.
6. Avoid prohibited transactions and conflicts of interest.
7. Communicate to the investment Sponsor all changes to WhiteStone's financial condition or investment policy.
8. Annually review the investment portfolio and performance.

Role of the NC Masonic Foundation, the investment plan Sponsor

The Board of Directors and WhiteStone Finance Committee have delegated the management of ROEF assets to the NC Masonic Foundation, which provides equity and fixed income investment pools to related entities for the investment of long term investment proceeds on a discretionary basis. The Board and Finance Committee rely upon the NC Masonic Foundation to operate as an investment fiduciary on their behalf to direct the funds on a prudent basis. Sponsor shall be responsible for:

1. Recommending an appropriate custodian to safeguard investor's assets.
2. Informing WhiteStone about the selection of and allocation of asset categories.
3. Identifying specific assets and investments managers within each asset category.
4. Monitoring the performance of all selected assets.
5. Recommending changes to any of the above.
6. At least annually reviewing the suitability of the investments for WhiteStone.
7. Preparing and presenting appropriate reports on a timely basis.

Role of Investment Managers

The specific duties and responsibilities of each investment manager within the NCMF investment pools are:

1. Manage the assets under their supervision in accordance with the guidelines and objectives outlined in their respective Service Agreements, Prospectus or Trust Agreement.

2. Exercise full investment discretion with regards to buying, managing, and selling assets held in the Portfolios.
3. Vote promptly all proxies and related actions in a manner consistent with the long-term interest and objectives of the portfolios as described in this IPS. Each investment manager shall keep records of the voting of proxies and related actions and will comply with all applicable regulatory obligations.
4. Communicate to Sponsor, Sponsor's investment consultant, and/or Finance Committee all significant changes within the investment manager's organization, for example changes in ownership, organizational structure, financial condition, and staff. Effect all transactions for the portfolio subject to "best price and execution."
5. Use the same care, skill, prudence, and due diligence under the circumstances then prevailing that experienced investment professionals acting in a like capacity and fully familiar with such matters would use in like activities for like portfolios with like aims in accordance and compliance with the Uniform Prudent Investor Act and all applicable laws, rules, and regulations.

PORTFOLIO INVESTMENT POLICIES

Asset Allocation Policy

The committee recognizes that the strategic allocation of portfolio assets across broadly defined financial asset and sub-asset categories with varying degrees of risk, return, and return correlation will be the most significant determinant of long term investment returns and portfolio asset value stability.

The committee expects that actual returns and return volatility may vary from expectations and return objectives across short periods of time. While the committee wishes to retain flexibility with respect to making periodic changes to the portfolio's asset allocation, it expects to do so only in the event of material changes to the Fund, to the assumptions underlying Fund spending policies, and/or to the capital markets and asset classes in which the portfolio invests.

Fund assets will be managed as a balanced portfolio composed of two major components: an equity portion and a fixed income portion. The expected role of equity investments will be to maximize the long term real growth of portfolio assets, while the role of fixed income investments will be to generate current income, provide more stable periodic returns, and provide some protection against a prolonged decline in the market value of portfolio equity investments.

Cash investments will, under normal circumstances, only be considered as temporary portfolio holdings, and will be used for liquidity needs or to facilitate a planned program of dollar cost averaging into investments in either or both of the equity and fixed income asset classes.

Outlined below are the long term asset allocations guidelines for the ROEF, determined by WhiteStone to be the most appropriate, given the long term objectives and risk tolerance. Portfolio assets will, under normal circumstances, be allocated across broad asset and sub-asset classes in accordance with the following guidelines:

Asset Class	Lower Limit	Strategic Allocation*	Upper Limit
Total Equity	55%	80%	90%
Total Fixed Income	10%	20%	45%
Total Cash	0%	0%	35%

The underlying sub asset class weightings are determined by the NC Masonic Foundation and their asset allocation for each investment pool.

Diversification Policy

Diversification across and within asset classes is the primary means by which the committee expects the portfolio to avoid undue risk of large losses over long time periods. To protect the portfolio against unfavorable outcomes within an asset class due to the assumption of large risks, the committee will take reasonable precautions to avoid excessive investment concentrations and relies upon the NC Masonic Foundation and its investment consultant to undertake that responsibility.

Specifically, investment of WhiteStone’s funds shall be limited to the individual marketable securities or packaged in the following categories:

Permitted Asset Classes

- 1) Cash and Cash Equivalents
- 2) Fixed Income- Domestic
- 3) Fixed Income- International
- 4) Equities- US
- 5) Equities- International
- 6) Equities- Emerging Markets
- 7) Equities- REITs
- 8) Commodity Strategies
- 9) Alternative Investment Strategies (where qualified)

Permitted Security Types

- 1) Mutual funds

- 2) Individual stocks, as long as they are traded on the New York, American, or NASDAQ stock exchanges
- 3) Individual bonds
- 4) Closed End Funds (CEFs)
- 5) Exchange Traded Funds (ETFs)
- 6) Exchange Traded Notes (ETNs)
- 7) Bank Certificate of Deposit (CDs)
- 8) Limited Partnerships

Prohibited Transactions (Traditional Asset Classes only)

1. Purchasing securities on margin or executing short sales
2. Purchasing or selling derivative securities for speculation or leverage
3. Engaging in investment strategies that have the potential to amplify or distort the risk of loss beyond a level that is reasonably expected, given the objectives of their portfolio.

Other Investment Considerations

No individual security, except diversified funds and US government securities, shall make up more than five percent (5%) of the total portfolio at cost. The market value of an individual security should not exceed 10% of the total portfolio at cost.

Rebalancing

It is expected that the portfolio's actual asset allocation will vary from its strategic allocation as a result of the varying periodic returns earned on its investments in different asset and sub-asset classes. The portfolio will be rebalanced to its target normal asset allocation under the following procedures:

WhiteStone's Finance Committee is responsible for the rebalancing of the overall portfolio within the stated target ranges shown above.

Monitoring Portfolio Investments and Performance

The Committee will monitor the Funds' investment performance against the portfolio's stated investment objectives. The Funds' composite investment performance (net of fees) will be judged against the following standards:

1. The portfolio's absolute long term real return objective.
2. A composite benchmark consisting of the following unmanaged market indexes weighted according to the expected target asset allocations stipulated by the respective NC Masonic Foundation investment pools.

In keeping with the Funds' overall long term financial objective, WhiteStone will evaluate the Funds' performance over a suitably long term investment horizon, generally across full market cycles, or at a minimum on a rolling five year basis.

Investment reports shall be provided by the NC Masonic Foundation through its investment consultant on calendar quarterly basis.

Acknowledgment:

This Investment Policy Statement shall be reviewed at least annually by the Board of Directors. Any modifications to these guidelines shall be reviewed with the investment Sponsor prior to implementation.

Investment Sponsor (NC Masonic Foundation)

_____Date

NC Masonic and Eastern Star Home Inc.
dba WhiteStone: A Masonic and Eastern Star Community
Date_____

INVESTMENT POLICY STATEMENT

WhiteStone: A Masonic and Eastern Star Community July 2020

Benevolent Resident

Assistance Fund

Introduction

The purpose of this Investment Policy Statement is to assist the NC Masonic and Eastern Star Home Inc, dba WhiteStone: A Masonic and Eastern Star Community (WhiteStone) in effectively supervising, monitoring and evaluating the management of WhiteStone's Benevolent Resident Assistance Fund (BRAAF).

The investment policy statement will:

1. Define the role of the Finance Committee (Committee) with respect to overseeing investments and outline delegation of authority and responsibility.
2. Establish expectations, objectives and guidelines in the investment of the Fund's three primary areas of assets.
3. Identify within each asset area, allocation policy, diversification, liquidity, risk tolerance, time horizon, rebalancing and monitoring of performance.

Mission

WhiteStone: A Masonic and Eastern Star Community is a continuing care retirement community whose mission is "United as a retirement living leader since 1912, we are devoted to excellence in hospitality with traditional values promoting fraternal service, dignity, dependability and choice."

Statement of Objectives

1. Maintain the purchasing power of the current assets and all future contributions
2. The desire of Whitestone is to maintain the level of programs and services currently provided. This can only be accomplished if sufficient total return is reinvested and new funds added to keep pace with cost increases and program expansions.
3. Maximize return within reasonable and prudent levels of risk.
4. Maintain an appropriate asset allocation based on a total return policy that is compatible with a

flexible spending policy, while still having the potential to produce positive real returns.

Time Horizon

The investment guidelines for the BRAF are based upon an investment horizon of greater than ten years. Therefore, interim fluctuations should be viewed with appropriate perspective.

Performance Expectations

In general, WhiteStone would like the BRAF to earn a long-term return of 4% greater than the rate of inflation as measured by the CPI.

Risk Tolerance

WhiteStone recognizes and acknowledges that some risk must be assumed in order to achieve the long-term investment objectives of the portfolio, and there are uncertainties and complexities associated with contemporary investment markets.

In establishing the risk tolerances for the Fund, the ability to withstand short- and intermediate-term variability was considered. WhiteStone's prospects for the future, current financial condition and level of funding in the portfolio suggest collectively that some interim fluctuations in market value and rates of return may be tolerated in order to achieve longer-term objectives.

Spending Policy

For the purpose of making distributions, the Fund shall make use of a total return based spending policy, meaning that it will fund distributions from net investment income, net realized capital gains, and proceeds from the sale of investments.

The distribution of funds will be conducted quarterly and will use a rolling 3 year average of the total assets of the fund. For the initial three year period of the fund, a quarterly distribution of 1% (4% annualized) of the total fund will be used. The Committee will review its spending assumptions annually for the purpose of deciding whether any changes therein necessitate amending the Fund's spending policy, its target allocation, or both.

Role of WhiteStone Finance Committee

The ultimate responsibility for managing the assets rests with the Board of Directors, which may delegate responsibility to the Committee. The duties of the Committee include:

1. Prepare and maintain this investment policy statement.
2. Prudently diversify the respective Fund's assets to meet an agreed upon risk/return profile.
3. Prudently select investment options.

4. Control and account for all investment, record keeping and administrative expenses associated with the Fund.
5. Monitor and supervise all service vendors and investment options.
6. Avoid prohibited transactions and conflicts of interest.
7. Communicate to the investment Sponsor all changes to WhiteStone's financial condition or investment policy.
8. Annually review the investment portfolio and performance.

Role of the NC Masonic Foundation, the investment plan Sponsor

The Board of Directors and WhiteStone Finance Committee have delegated the management of BRAF assets to the NC Masonic Foundation, which provides equity and fixed income investment pools to related entities for the investment of long term investment proceeds on a discretionary basis. The Board and Finance Committee rely upon the NC Masonic Foundation to operate as an investment fiduciary on their behalf to direct the funds on a prudent basis. Sponsor shall be responsible for:

1. Recommending an appropriate custodian to safeguard investor's assets.
2. Advising WhiteStone about the selection of and allocation of asset categories.
3. Identifying specific assets and investments managers within each asset category.
4. Monitoring the performance of all selected assets.
5. Recommending changes to any of the above.
6. At least annually reviewing the suitability of the investments for WhiteStone.
7. Preparing and presenting appropriate reports on a timely basis.

Role of Investment Managers

The specific duties and responsibilities of each investment manager within the NCMF investment pools are:

1. Manage the assets under their supervision in accordance with the guidelines and objectives outlined in their respective Service Agreements, Prospectus or Trust Agreement.
2. Exercise full investment discretion with regards to buying, managing, and selling assets held in the Portfolios.
3. Vote promptly all proxies and related actions in a manner consistent with the long-term interest and objectives of the portfolios as described in this IPS. Each investment manager shall keep records of the voting of proxies and related actions and will comply with all applicable regulatory obligations.
4. Communicate to Sponsor, Sponsor's investment consultant, and/or Finance Committee all significant changes within the investment manager's organization, for example changes in ownership, organizational structure, financial condition, and staff.
5. Effect all transactions for the portfolio subject to "best price and execution."

6. Use the same care, skill, prudence, and due diligence under the circumstances then prevailing that experienced investment professionals acting in a like capacity and fully familiar with such matters would use in like activities for like portfolios with like aims in accordance and compliance with the Uniform Prudent Investor Act and all applicable laws, rules, and regulations.

PORTFOLIO INVESTMENT POLICIES

Asset Allocation Policy

The committee recognizes that the strategic allocation of portfolio assets across broadly defined financial asset and sub-asset categories with varying degrees of risk, return, and return correlation will be the most significant determinant of long term investment returns and portfolio asset value stability.

The committee expects that actual returns and return volatility may vary from expectations and return objectives across short periods of time. While the committee wishes to retain flexibility with respect to making periodic changes to the portfolio's asset allocation, it expects to do so only in the event of material changes to the Fund, to the assumptions underlying Fund spending policies, and/or to the capital markets and asset classes in which the portfolio invests.

Fund assets will be managed as a balanced portfolio composed of two major components: an equity portion and a fixed income portion. The expected role of equity investments will be to maximize the long term real growth of portfolio assets, while the role of fixed income investments will be to generate current income, provide more stable periodic returns, and provide some protection against a prolonged decline in the market value of portfolio equity investments.

Cash investments will, under normal circumstances, only be considered as temporary portfolio holdings, and will be used for liquidity needs or to facilitate a planned program of dollar cost averaging into investments in either or both of the equity and fixed income asset classes.

Outlined below are the long term asset allocations guidelines for the BRAF, determined by The Community to be the most appropriate, given the long term objectives and risk tolerance. Portfolio assets will, under normal circumstances, be allocated across broad asset and sub-asset classes in accordance with the following guidelines:

Asset Class	Lower Limit	Strategic Allocation*	Upper Limit
Total Equity	55%	70%	90%
Total Fixed Income	10%	26%	45%
Total Cash	0%	4%	35%

The underlying sub asset class weightings are determined by the NC Masonic Foundation and their asset allocation for each investment pool.

Diversification Policy

Diversification across and within asset classes is the primary means by which the committee expects the portfolio to avoid undue risk of large losses over long time periods. To protect the portfolio against unfavorable outcomes within an asset class due to the assumption of large risks, the committee will take reasonable precautions to avoid excessive investment concentrations and relies upon the NC Masonic Foundation and its investment consultant to undertake that responsibility.

Specifically, investment of WhiteStone's funds shall be limited to the individual marketable securities or packaged in the following categories:

Permitted Asset Classes

- 1) Cash and Cash Equivalents
- 2) Fixed Income- Domestic
- 3) Fixed Income- International
- 4) Equities- US
- 5) Equities- International
- 6) Equities- Emerging Markets
- 7) Equities- REITs
- 8) Commodity Strategies
- 9) Alternative Investment Strategies (where qualified)

Permitted Security Types

- 1) Mutual funds
- 2) Individual stocks, as long as they are traded on the New York, American, or NASDAQ stock exchanges
- 3) Individual bonds
- 4) Closed End Funds (CEFs)

- 5) Exchange Traded Funds (ETFs)
- 6) Exchange Traded Notes (ETNs)
- 7) Bank Certificates of Deposit (CDs)
- 8) Limited Partnerships

Prohibited Transactions (Traditional Asset Classes only)

1. Purchasing securities on margin or executing short sales
2. Purchasing or selling derivative securities for speculation or leverage
3. Engaging in investment strategies that have the potential to amplify or distort the risk of loss beyond a level that is reasonably expected, given the objectives of their portfolio.

Other Investment Considerations

No individual security, except diversified funds and US government securities, shall make up more than five percent (5%) of the total portfolio at cost. The market value of an individual security should not exceed 10% of the total portfolio at cost.

Rebalancing

It is expected that the portfolio's actual asset allocation will vary from its strategic allocation as a result of the varying periodic returns earned on its investments in different asset and sub-asset classes. The portfolio will be rebalanced to its target normal asset allocation under the following procedures:

WhiteStone's Finance Committee is responsible for the rebalancing of the overall portfolio within the stated target ranges shown above.

Monitoring Portfolio Investments and Performance

The Committee will monitor the Fund's investment performance against the portfolio's stated investment objectives. The Fund's composite investment performance (net of fees) will be judged against the following standards:

1. The portfolio's absolute long term real return objective.
2. A composite benchmark consisting of the following unmanaged market indexes weighted according to the expected target asset allocations stipulated by the respective NC Masonic Foundation investment pools.

In keeping with the Fund's overall long term financial objective, WhiteStone will evaluate the Fund's performance over a suitably long term investment horizon, generally across full market cycles, or at a minimum on a rolling five year basis.

Investment reports shall be provided by the NC Masonic Foundation through its investment consultant on calendar quarterly basis.

Acknowledgment:

This Investment Policy Statement shall be reviewed at least annually by the Board of Directors. Any modifications to these guidelines shall be reviewed with the investment Sponsor prior to implementation.

Investment Sponsor (NC Masonic Foundation) _____ Date _____

NC Masonic and Eastern Star Home Inc.
dba WhiteStone: A Masonic and Eastern Star Community _____ Date _____

INVESTMENT POLICY STATEMENT

WhiteStone: A Masonic and Eastern Star Community August 2019

CHAPEL FUND

Introduction

The purpose of this Investment Policy Statement is to assist the NC Masonic and Eastern Star Home Inc, dba WhiteStone: A Masonic and Eastern Star Community (WhiteStone) in effectively supervising, monitoring and evaluating the management of WhiteStone's Chapel Fund.

The investment policy statement will:

1. Define the role of the Finance Committee (Committee) with respect to overseeing investments and outline delegation of authority and responsibility.
2. Establish expectations, objectives and guidelines in the investment of the Fund.
3. Identify the Fund's allocation policy, diversification, liquidity, risk tolerance, time horizon, rebalancing and monitoring of performance.

Mission

WhiteStone: A Masonic and Eastern Star Community is a continuing care retirement community whose mission is "United as a retirement living leader since 1912, we are devoted to excellence in hospitality with traditional values promoting fraternal service, dignity, dependability and choice."

Statement of Objectives

1. Maintain the purchasing power of the current assets and all future contributions
2. The desire of WhiteStone is to maintain the level of spiritual programs and services currently provided. This can only be accomplished if sufficient total return is generated and new funds added to keep pace with cost increases and program expansions.
3. Maximize return within reasonable and prudent levels of risk.
4. Maintain an appropriate asset allocation based on a total return policy that is compatible with a flexible spending policy, while still having the potential to produce positive real returns.

Time Horizon

The investment guidelines for the Chapel Fund are based upon an investment horizon of greater than ten years. Therefore, interim fluctuations should be viewed with appropriate perspective

Performance Expectations

In general, WhiteStone would like the Chapel Fund to earn a long-term return of 4% greater than the rate of inflation as measured by the CPI.

Risk Tolerance

WhiteStone recognizes and acknowledges that some risk must be assumed in order to achieve the long-term investment objectives of the portfolio, and there are uncertainties and complexities associated with contemporary investment markets.

In establishing the risk tolerances for the Fund, the ability to withstand short- and intermediate-term variability was considered. WhiteStone's prospects for the future, current financial condition and level of funding in the portfolio suggest collectively, some interim fluctuations in market value and rates of return may be tolerated in order to achieve longer-term objectives.

Spending Policy

The Chapel Fund will be used for capital improvements and other maintenance items the community incurs. In addition, the Fund will be used to reimburse WhiteStone's operating account from time to time as necessary and upon approval from the Committee.

The distribution of funds will be permitted to the extent that such distributions do not exceed a level that would erode the Fund's real assets over time. The Committee will seek to reduce the variability of annual Fund distributions by factoring past spending and Fund asset values into its current spending decisions. The Committee will review its spending assumptions annually for the purpose of deciding whether any changes therein necessitate amending the Fund's spending policy, its target allocation, or both.

Role of WhiteStone Finance Committee

The ultimate responsibility for managing the assets rests with the Board of Directors, which may delegate responsibility to the Committee. The duties of the Committee include:

1. Prepare and maintain this investment policy statement.
2. Prudently diversify the respective Fund's assets to meet an agreed upon risk/return profile.
3. Prudently select investment options.
4. Control and account for all investment, record keeping and administrative expenses associated with the Fund.
5. Monitor and supervise all service vendors and investment options.

6. Avoid prohibited transactions and conflicts of interest.
7. Communicate to the investment Sponsor all changes to WhiteStone's financial condition or investment policy.
8. Annually review the investment portfolio and performance.

Role of the NC Masonic Foundation, the investment plan Sponsor

The Board of Directors and WhiteStone Finance Committee have delegated the management of Chapel Fund assets to the Masonic Foundation, which provides equity and fixed income investment pools to related entities for the investment of long term investment proceeds on a discretionary basis. The Board and Finance Committee rely upon the NC Masonic Foundation to operate as an investment fiduciary on their behalf to direct the funds on a prudent basis. Sponsor shall be responsible for:

1. Recommending an appropriate custodian to safeguard investor's assets.
2. Advising WhiteStone about the selection of and allocation of asset categories.
3. Identifying specific assets and investments managers within each asset category.
4. Monitoring the performance of all selected assets.
5. Recommending changes to any of the above.
6. At least annually reviewing the suitability of the investments for WhiteStone.
7. Preparing and presenting appropriate reports on a timely basis.

Role of Investment Managers

The specific duties and responsibilities of each investment manager within the NCMF investment pools are:

1. Manage the assets under their supervision in accordance with the guidelines and objectives outlined in their respective Service Agreements, Prospectus or Trust Agreement.
2. Exercise full investment discretion with regards to buying, managing, and selling assets held in the Portfolios.
3. Vote promptly all proxies and related actions in a manner consistent with the long-term interest and objectives of the portfolios as described in this IPS. Each investment manager shall keep records of the voting of proxies and related actions and will comply with all applicable regulatory obligations.
4. Communicate to Sponsor, Sponsor's investment consultant, and/or Finance Committee all significant changes within the investment manager's organization, for example changes in ownership, organizational structure, financial condition, and staff.
5. Effect all transactions for the portfolio subject to "best price and execution."
6. Use the same care, skill, prudence, and due diligence under the circumstances then prevailing that experienced investment professionals acting in a like capacity and fully familiar with such

matters would use in like activities for like portfolios with like aims in accordance and compliance with the Uniform Prudent Investor Act and all applicable laws, rules, and regulations.

PORTFOLIO INVESTMENT POLICIES

Asset Allocation Policy

The committee recognizes that the strategic allocation of portfolio assets across broadly defined financial asset and sub-asset categories with varying degrees of risk, return, and return correlation will be the most significant determinant of long term investment returns and portfolio asset value stability.

The committee expects that actual returns and return volatility may vary from expectations and return objectives across short periods of time. While the committee wishes to retain flexibility with respect to making periodic changes to the portfolio’s asset allocation, it expects to do so only in the event of material changes to the Fund, to the assumptions underlying Fund spending policies, and/or to the capital markets and asset classes in which the portfolio invests.

Fund assets will be managed as a balanced portfolio composed of two major components: an equity portion and a fixed income portion. The expected role of equity investments will be to maximize the long term real growth of portfolio assets, while the role of fixed income investments will be to generate current income, provide more stable periodic returns, and provide some protection against a prolonged decline in the market value of portfolio equity investments.

Cash investments will, under normal circumstances, only be considered as temporary portfolio holdings, and will be used for liquidity needs or to facilitate a planned program of dollar cost averaging into investments in either or both of the equity and fixed income asset classes.

Outlined below are the long term asset allocations guidelines for the Chapel Fund, determined by WhiteStone to be the most appropriate, given the long term objectives and risk tolerance. Portfolio assets will, under normal circumstances, be allocated across broad asset and sub-asset classes in accordance with the following guidelines:

Asset Class	Lower Limit	Strategic Allocation*	Upper Limit
Total Equity	60%	75%	80%
Total Fixed Income	10%	25%	40%
Total Cash	0%	0%	35%

The underlying sub asset class weightings are determined by the NC Masonic Foundation and their asset allocation for each investment pool.

Diversification Policy

Diversification across and within asset classes is the primary means by which the committee expects the portfolio to avoid undue risk of large losses over long time periods. To protect the portfolio against unfavorable outcomes within an asset class due to the assumption of large risks, the committee will take reasonable precautions to avoid excessive investment concentrations and relies upon the NC Masonic Foundation and its investment consultant to undertake that responsibility.

Specifically, investment of WhiteStone's funds shall be limited to the individual marketable securities or packaged in the following categories:

Permitted Asset Classes

- 1) Cash and Cash Equivalents
- 2) Fixed Income- Domestic
- 3) Fixed Income- International
- 4) Equities- US
- 5) Equities- International
- 6) Equities- Emerging Markets
- 7) Equities- REITs
- 8) Commodity Strategies
- 9) Alternative Investment Strategies (where qualified)

Permitted Security Types

- 1) Mutual funds
- 2) Individual stocks, as long as they are traded on the New York, American, or NASDAQ stock exchanges
- 3) Individual bonds
- 4) Closed End Funds (CEFs)
- 5) Exchange Traded Funds (ETFs)
- 6) Exchange Traded Notes (ETNs)
- 7) Bank Certificates of Deposit (CDs)
- 8) Limited Partnerships

Prohibited Transactions (Traditional Asset Classes only)

1. Purchasing securities on margin or executing short sales

2. Purchasing or selling derivative securities for speculation or leverage
3. Engaging in investment strategies that have the potential to amplify or distort the risk of loss beyond a level that is reasonably expected, given the objectives of their portfolio.

Other Investment Considerations

No individual security, except diversified funds and US government securities, shall make up more than five percent (5%) of the total portfolio at cost. The market value of an individual security should not exceed 10% of the total portfolio at cost.

Rebalancing

It is expected that the portfolio's actual asset allocation will vary from its strategic allocation as a result of the varying periodic returns earned on its investments in different asset and sub-asset classes. The portfolio will be rebalanced to its target normal asset allocation under the following procedures:

WhiteStone's Finance Committee is responsible for the rebalancing of the overall portfolio within the stated target ranges shown above.

Monitoring Portfolio Investments and Performance

The Committee will monitor the Fund's investment performance against the portfolio's stated investment objectives. The Fund's composite investment performance (net of fees) will be judged against the following standards:

1. The portfolio's absolute long term real return objective.
2. A composite benchmark consisting of the following unmanaged market indexes weighted according to the expected target asset allocations stipulated by the respective NC Masonic Foundation investment pools.

In keeping with the Fund's overall long term financial objective, WhiteStone will evaluate the Fund's performance over a suitably long term investment horizon, generally across full market cycles, or at a minimum on a rolling five year basis.

Investment reports shall be provided by the NC Masonic Foundation through its investment consultant on calendar quarterly basis.

Acknowledgment:

This Investment Policy Statement shall be reviewed at least annually by the Board of Directors. Any modifications to these guidelines shall be reviewed with the investment Sponsor prior to implementation.

Investment Sponsor (NC Masonic Foundation) _____ Date _____

NC Masonic and Eastern Star Home Inc.
dba WhiteStone: A Masonic and Eastern Star Community _____ Date _____